



**Connells**

Dalcouth Effingham Road  
Burstow Horley



Dalcouth Effingham Road  
Burstow Horley RH6 9RP

for sale offers in excess of  
**£800,000**



## Property Description

An elegant four bedroom Victorian family home located on the outskirts of the village of Copthorne. The property has a wealth of character and is situated on a plot of approximately one acre.

The property comprises: four bedrooms, three bathrooms, three reception rooms - plenty of space for a family to spread out.

The garden is arranged into separate areas, with plenty of lawn, trees and shrubs, a Yorkstone patio, with a Victorian Well, Koi pond and largely hedged borders. A granite cobbled drive provides access to the double garage and plenty of parking.

If you are looking for a spacious family home with plenty of outside space and parking, then this is the one to view.

## Entrance Porch

Double glazed door to front.

## Entrance Hall

Double glazed door to front, covered radiator.

## Cloakroom

Storage cupboard, W.C, wash basin, shower cubicle, radiator, towel rail.

## Kitchen

6' 11" x 15' 5" ( 2.11m x 4.70m )

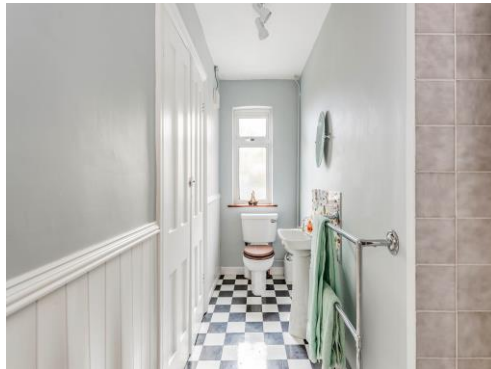
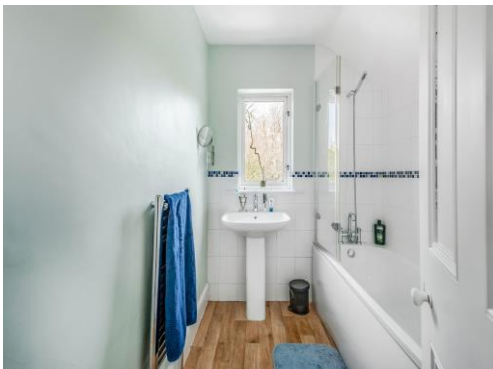
A fitted kitchen with a range of solid wood cabinets providing a large amount of storage, a stainless steel sink/drain, space and plumbing for washing machine and dishwasher, tiled splash-back, tiled floor,

Double glazed window to rear, double glazed door to rear.

## Dining Room

12' 2" x 11' 5" ( 3.71m x 3.48m )

Double glazed sliding door opening to rear garden with a fantastic view. Space for table and American style fridge freezer, open to kitchen.



## Lounge

17' 8" Max x 15' 5" ( 5.38m Max x 4.70m )

Loft access (loft has power and light and is part boarded), airing cupboard housing immersion heater.

## Bedroom One

17' 8" x 14' 2" ( 5.38m x 4.32m )

Double glazed window to front, radiator, fireplace.

## En Suite

Double glazed window to front, shower cubicle, wash basin, heated towel rail.

## Bedroom Two

15' 4" x 14' ( 4.67m x 4.27m )

Double glazed window to front, radiator, feature fireplace.

## Bedroom Three

12' 3" x 11' 4" ( 3.73m x 3.45m )

Double glazed window to rear, feature fireplace, radiator.

## Bedroom Four

9' 2" x 7' 3" ( 2.79m x 2.21m )

Double glazed window to rear, radiator.

## Bathroom

Double glazed window to rear, bath with mixer taps and shower cubicle, wash basin.

## W.C.

Double glazed window to side.

## Rear Garden

Areas laid to lawn, shrub and fence borders, Koi pond, Victorian well, reclaimed Yorkstone patio. Four room wooden outbuilding set in ancient woodland, Summer House.

## Front Garden

Shrub border to the front, area laid to lawn, granite cobbled drive edged with Yorkstone kerbs leading to double garage.

## Double Garage

With power and light, electric roller door, mezzanine level for storage.

## Parking

For several cars.













To view this property please contact Connells on

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4 Copthorne Bank  
COPTHORNE RH10 3QX

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**directions to this property:**

Continue from the agent's office on Copthorne Bank in a easterly direction continue around the left hand bend leading down to the lights. Turn right at the traffic lights on to the Effingham Road. The property can be found on the left-hand side almost immediately after you turn right. It is hidden behind a high green hedge.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: COP402993 - 0011