

Price:

£1,250,000

Garnham  
H Bewley

Effingham Road, Copthorne, Crawley



- Characterful Four Bedroom Detached Family Home
- Tastefully Fitted Kitchen with Integrated Appliances
- An Abundance of Living Space across Five Reception Rooms
- Family Bathroom & En-Suite Shower Room
- Separate Detached Annexe
- Beautifully Landscaped Gardens within a Large Overall Plot

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## Old Timbers, Effingham Road, Copthorne, Crawley, Surrey RH10 3HY

Garnham H Bewley are delighted to offer for sale this substantial and characterful detached four bedroom family home, which sits on a large (2/3 acre) plot, on the outskirts of Copthorne village. In addition to the main property, the current owners have created a stylish and contemporary two storey detached annexe within the grounds, that is fully self-efficient with its own living space, kitchenette, shower room and upstairs double bedroom.

The downstairs accommodation in the main house features a beautiful open-plan kitchen/breakfast room, which has been fitted with a comprehensive range of wall and base level units, feature island, integrated appliances, inset sink with drainer and a large AGA. There is a separate utility room with space for washing machine and dryer and there is an abundance of storage and a separate sink with drainer. There is also a door to the side aspect from the utility. The Lounge sits at the left of the property and has a large open-fireplace which acts as a focal point to the room. There is also a traditional dining room, extended conservatory (with views of the rear garden), extended study / office room and a downstairs WC. The hub of the house is the family room which is vast in its size, bright and airy and sits in the centre of the property towards the rear; it has bi-fold doors and fantastic views across the garden, it connects to the conservatory, kitchen, study and main entrance hall and is an incredibly social space which brings the house together.

Upstairs boasts four large double bedrooms, all capable of facilitating King size beds, all with plenty of wardrobe space and views out towards the long far-reaching garden. There are two bathrooms upstairs, the largest is fitted with a freestanding oval bathtub, separate cubicle shower, wash-hand basin and low-level WC. There is an additional shower room, next to bedroom two, which is fitted with shower cubicle, wash-hand basin and low level WC. There is an airing cupboard, and additional storage cupboard on the landing as well as storage in the eaves and two and insulated loft spaces.

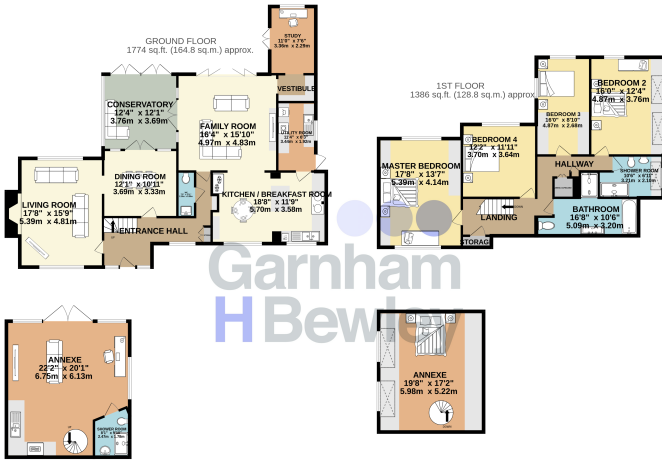
The rear garden is far stretching and backs onto private woodland, its is mainly laid to lawn, with a large expanse of patio across the rear of the property. There is an abundance of vibrant colour in the garden and a wealth of mature plants and shrubs bordering the lawn. The current owner have plenty of outdoor storage, including a couple of sheds and covered area along the side of the property, leading back to the front. There is a large Koi pond on the patio, with a timber footbridge above it. At the front of the property, the entrance is enclosed by large electrically powered timbers gates and there is an enormous driveway for multiple vehicles. The annexe is situated on the front drive, it is a modern and contemporary space, fully kitted out as a self-contained living area, with tastefully fitted kitchenette and separate shower room, and spiral staircase leading to the upstairs bedroom.

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# Accommodation



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OLD TIMBERS - FLOORPLAN  
TOTAL FLOOR AREA: 3160 sq.ft. (293.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan created here, measurements of doors, windows, stairs and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Mark Hill Mortgage 02044



## Ground Floor:

### Living Room:

17' 8" x 15' 9" (5.38m x 4.80m)

### Dining Room:

12' 1" x 10' 11" (3.68m x 3.33m)

### Family Room:

16' 4" x 15' 10" (4.98m x 4.83m)

### Kitchen / Breakfast Room:

18' 8" x 11' 9" (5.69m x 3.58m)

### Utility Room:

11' 4" x 6' 3" (3.45m x 1.91m)

### Study:

11' 0" x 7' 6" (3.35m x 2.29m)

### Conservatory:

12' 4" x 12' 1" (3.76m x 3.68m)

### WC:

7' 5" x 2' 1" (2.26m x 0.64m)

## First Floor:

### Master Bedroom:

17' 8" x 13' 7" (5.38m x 4.14m)

### Bathroom:

16' 8" x 10' 6" (5.08m x 3.20m)

### Bedroom Two:

16' 0" x 12' 4" (4.88m x 3.76m)

### Bedroom Three:

16' 0" x 8' 10" (4.88m x 2.69m)

### Bedroom Four:

12' 2" x 11' 11" (3.71m x 3.63m)

### Shower Room:

10' 6" x 6' 11" (3.20m x 2.11m)

## Outside:

### Annexe Living Space:

22' 2" x 20' 1" (6.76m x 6.12m)

### Annexe Shower Room:

8' 1" x 5' 10" (2.46m x 1.78m)

### Annexe Bedroom:

19' 8" x 17' 2" (5.99m x 5.23m)



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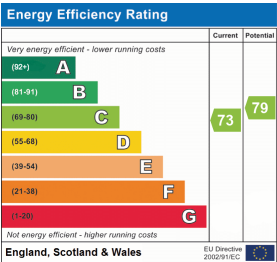


**Nearest Stations:**

- Gatwick Airport Station (3.1 miles)
- East Grinstead Station (3.4 miles)
- Three Bridges Station (3.6 miles)

**Nearest Schools:**

- Copthorne Preparatory School - Independent School (0.5 miles)
- Crawley Down Village CofE School - Ofsted: Good (1.5 miles)
- Copthorne C of E Junior School - Ofsted: Good (1.3 miles)
- Fairway Infant School, Copthorne - Ofsted: Good (1.4 miles)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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