



New Town, Copthorne

Guide Price £550,000 – £575,000



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An opportunity to purchase a Victorian semi-detached 4-bedroom property. Suitable for further renovation and also with the potential for a loft extension and /or garage conversion (STPP). Garage with an office to the rear and brick-paved driveway providing off-road parking for 1-2 cars. Larger than average rear garden and located in the sought after village of Copthorne.

Approaching the property, there is an attractive low brick wall with railings above along the boundary to the front and sides with a delightful climbing rose on the external wall adjacent to the front door. There is a garage with an office to the rear with the potential for conversion (STPP) if additional accommodation is required.

Entering the house there is a half-glazed door opening into a porch with a traditional quarry tiled floor with the stairs ahead and to the left, corridor ahead and the lounge to the right.

The lounge is particularly spacious following an extension and has a feature bay window to the front of the property. There is a fireplace with a brick hearth and a white surround. Moving along there is a step down into the wow factor open plan kitchen/diner. The dining area presently has a sofa together with a dining table and 6 chairs. There are double doors ahead which open onto the terrace in the rear garden and there are two windows to the side with white internal shutters. There is a superb lantern roof ensuring that the space is flooded with light.







The kitchen/diner has tiled flooring and the luxury of underfloor heating. There is a good range of wall and base units in light sage with speckled quartz worksurfaces together with a large island. This has cupboards along one side and, on the other side, drawers and two ovens, one of which is a conventional oven and the other is a microwave. There is a 5-gas burner integrated hob and also an integrated dishwasher with space and plumbing for an American style fridge/freezer. There is a butler sink with a stylish glass splash back. There is space and plumbing for a washing machine and a tumble drier in the adjoining utility/cloakroom which is where the boiler is located. There is a white WC and a contemporary, square wash hand basin together with a ladder style radiator and a large, frosted window.

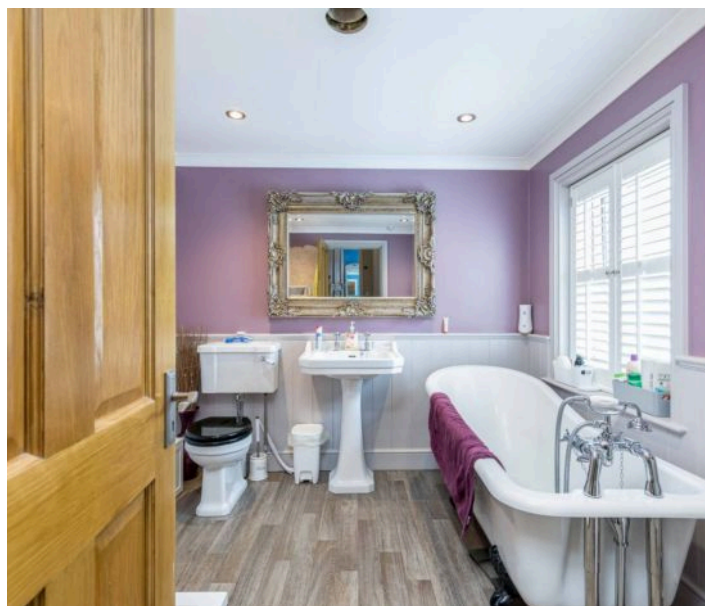
Returning to the hallway, the stairs lead to a turn halfway up with the bathroom on the left. It is a spacious room with a white suite comprising a WC, a traditional style wash hand basin and a feature slipper bath in keeping with a period property. There is plenty of space to install a large, walk-in shower if required. It has half-height wood panelling, grey laminate flooring and a large window to the side.

Further along is the master bedroom and a short corridor leading to bedrooms 2, 3 and 4. The loft can be accessed from here and it has a ladder, a light and is boarded. Given its size, there is superb storage and there is the potential for a loft extension (STPP).





The master bedroom is a generously proportioned double presently with a king-size bed and plenty of room for additional furniture. There is a large window to the front and, as seen throughout the property, attractive, white internal shutters. Bedrooms 2 and 3 are similar size doubles with one to the front of the house and the other to the rear. Bedroom 4 is only slightly smaller and is a good-sized single making this ideal for a family home.







Approaching the property, there is an attractive low brick wall with railings above along the boundary to the front and sides with a delightful climbing rose on the external wall adjacent to the front door. There is a garage with an office to the rear with the potential for conversion (STPP) if additional accommodation is required. The brick paved driveway provides off-road parking for 1-2 cars.

The rear garden is larger than average and is not overlooked. There is an Indian sandstone terrace adjacent to the house with plenty of space for garden furniture. Around to the right leads to a half-glazed door which opens into the office at the rear of the garage which is ideal for those working from home. In turn, there is another door into the garage itself which is alongside the lounge making it suitable for a conversion (STPP) if further accommodation is required.

There is an area of lawn to a midway point where there is a divide with attractive shrubs and climbing plants. Beyond there is more lawn with another Indian sandstone terrace on the right towards the rear boundary together with a garden shed providing really useful storage space. It is fully fenced making it safe for children and pet friendly. A superb outdoor space to be enjoyed by friends and family together.



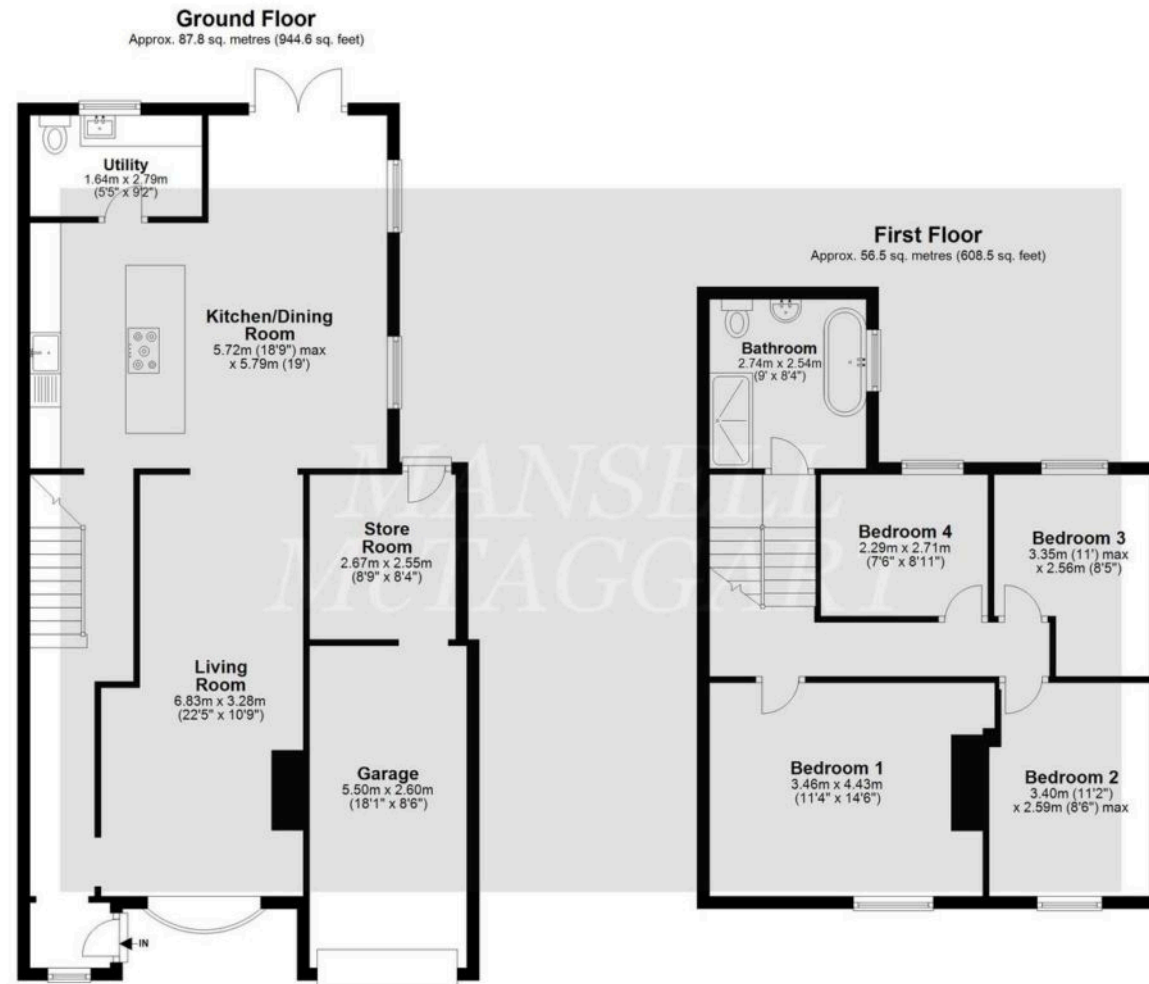


## Location

Copthorne Village is situated on the eastern side of Crawley close to open countryside. The property is within a short distance of local facilities including public houses, 3 convenience stores, hairdressers, post office, doctor's surgery, florists and excellent village schools including Copthorne Preparatory. There are also a number of bus routes that provide links to the surrounding areas. Copthorne Golf Club and the Copthorne Hotel, providing gym/leisure facilities, are also close by. Crawley town centre with its excellent selection of shops, restaurants, recreation facilities, schools and college, is approximately four miles distance.

- An opportunity to purchase a Victorian semi-detached 4-bedroom property
- Suitable for further renovation and also with the potential for a loft extension and /or garage conversion (STPP)
- Garage with an office to the rear and brick-paved driveway providing off-road parking for 1-2 cars
- Lounge, wow factor open plan kitchen/diner and utility/cloakroom
- 4 bedrooms of which 3 are doubles and 1 a good size single together with a spacious family bathroom
- Larger than average rear garden and located in the sought after village of Copthorne
- Council Tax Band 'C' and EPC 'D'





Total area: approx. 144.3 sq. metres (1553.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Copthorne

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