



Newlands Park, Copthorne

£800,000



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An attractive five-bedroom detached family home with three bathrooms and a good location with double garage and brick-paved driveway providing off-road parking for three cars.

Approaching the property, there is an attractive front garden with established planting, including wisteria, roses, hydrangeas and a small red acer. There is a double garage and off-road parking for three cars.

The sitting room is entered to the left, the cloakroom is ahead, and to the right, the open-plan kitchen/diner/lounge opens into the study further to the right. Most of the flooring is American Bombay wood, with tiling in the open-plan area.

The separate sitting room runs from the front to the rear of the property and has superb triple-fold doors opening onto an area of decking in the rear garden. There is also a large window to the front. An open fire with an attractive stone hearth and stone surround makes it a focal point in the room.

The downstairs cloakroom has recently been refurbished in a striking black-and-white colour scheme. It has a black, sparkly tiled floor and full-height metro wall tiles, with the bottom half black and the top half white. A contemporary feature wash hand basin is set in a tiled surround, together with a white WC and a frosted window to the rear.





The open-plan kitchen/diner/lounge provides a superb space for family living with generous proportions. The dining area has double doors opening onto the decking, which runs adjacent to the house. The lounge area is at the front of the house and provides a large area for seating, making it ideal for relaxing, socialising, or being a playroom according to personal requirements. There is a large window, making it a bright and airy space. The re fitted kitchen has many wall and base units, attractive cupboard lights, butler sink, a large island with light composite worksurfaces. Tiled walls effectively contrast the wood of the cupboards and. There is space for a large American-style fridge /freezer; if preferred, this could be incorporated within a larger cupboard. Integrated items include a washing machine and a built-in Bosch electric double oven, electric hob and microwave. From the kitchen, access is to the double garage, which provides further space for appliances and/or storage and has power and light. The garage doors are remote-controlled, and within the garage, there is security lighting and also a door to the rear garden. The boiler is situated in the garage, was newly installed in 2021, and has a 10-year warranty.



The study is opposite the dining area and has a window to the front of the house. It is a good size and could be used as a study, a snug, or an office. It would be ideal for someone working from home.

Moving upstairs, there is a large window overlooking the rear garden on the half landing and a white staircase with access to the loft on the main landing. Immediately to the right is bedroom five, a small double with half-height white panelling and a window overlooking the rear garden. Bedrooms 2, 3 and 4 are all good size doubles to the front of the house along the main corridor. Bedroom 2 has the additional benefit of two double built-in cupboards; adjacent to this is bedroom 4—currently, bedrooms 2,4 and 5 shares the family bathroom on the left-hand side of the corridor.

The family bathroom comprises a white suite with a shower above the bath, a contemporary wash hand basin, and a WC. It has a stylish black sparkly floor and white wall tiles and features inset half-height tiling in white and aqua. The room also has a chrome ladder-style radiator and ceiling spotlights. The tiling on the deep window ledge provides handy storage space.

Further along the corridor is bedroom three, which is also a good-sized double with a window to the front and directly opposite its shower room. This time, there is a neutral colour scheme again with feature inset tiling. The cubicle for the shower is P-shaped, providing plenty of space. There is a contemporary freestanding glass wash hand basin and a white WC.

The master bedroom has two Velux windows to the front and two to the rear, ensuring plenty of light and wide double built-in wardrobes. The en-suite bathroom is very spacious, creating a real sense of luxury. A white suite comprises a deep bath, twin washes, hand basins, WC, and a separate P-shaped shower cubicle. A neutral colour scheme features smaller tiles, a tiled floor and a chrome ladder-style radiator.





#### Outside:

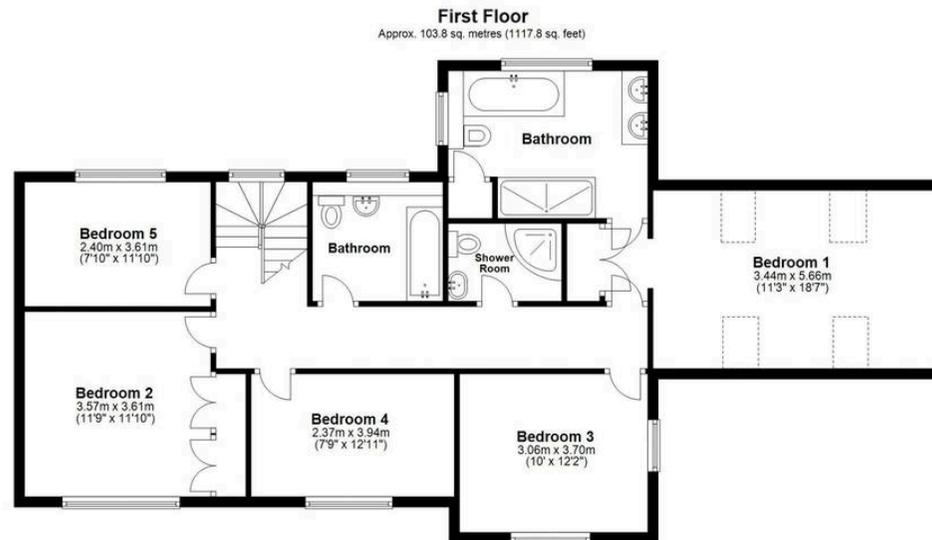
The front garden is laid to lawn with attractive planting that includes wisteria, roses, hydrangeas, and a small red acer. There is a double garage with remote-controlled doors and a brick-paved driveway providing off-road parking for 3 cars.

The rear garden has a superb L-shaped area of decking, ideal for relaxing and socialising. There is a built-in brick BBQ and an area for growing vegetables. It is fenced on all sides, making it safe for children and pet friendly. To the left-hand side, linking the front to the rear is a covered area with power and light providing excellent storage. There is an area of lawn and an established planting area, including flowers, shrubs, and trees.



- Attractive five-bedroom detached family home with three bathrooms and a good location
- Double garage and brick-paved driveway providing off-road parking for three cars
- Generously proportioned open plan kitchen/diner/lounge superb family space and double doors into the garden
- Excellent re-fitted kitchen with an island composite worksurfaces and a new boiler installed in 2021 with a 10-year warranty
- 2 further reception rooms with a separate sitting room running from the front to the rear together with a good size study/snug/office and a downstairs cloakroom
- Master bedroom with built-in double wardrobe and luxurious en-suite with twin wash hand basins, WC, large bath and separate P-shaped shower cubicle
- Bedroom two is a double room and has its shower room directly opposite with a sizeable P-shaped shower cubicle
- Bedrooms 3, 4 & 5 are all doubles and currently use the family bathroom, which has been refurbished with a stylish black and white colour scheme
- Well-maintained front and rear gardens with attractive planting, an area for growing vegetables and a superb L-shaped area of decking
- Council Tax Band 'F' and EPC 'C'





Total area: approx. 220.6 sq. metres (2374.6 sq. feet)

# Mansell McTaggart Copthorne

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