



## Mill Lane, Copthorne

Guide Price £675,000 - £725,000

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- An attractive and well-designed three-bedroom detached bungalow situated on a generous plot
- Enormous scope for further enlargement (STPP) with a stunning south-facing rear aspect
- Entrance porch- Entrance hall-light airy double aspect living room- Conservatory
- Kitchen/breakfast room, Utility room, Family bathroom
- Master bedroom with en-suite shower room - Two further bedrooms
- Large frontage providing parking for numerous cars- Detached double garage with light and power, with access to garden
- Stunning landscaped south-facing rear garden
- Council Tax Band 'F' and EPC 'D'

A beautifully presented three-bedroom detached bungalow set on a generous plot on the outskirts of the sought-after village of Copthorne in a delightful semi rural lane, enjoying a stunning south-facing rear garden and exceptional potential for further enhancement (subject to the necessary planning permissions).

The property is approached via an impressive frontage offering extensive off-road parking for multiple vehicles. The driveway is complemented by a well-maintained lawn, mature hedging providing privacy, and a pathway leading to the welcoming front porch.

Upon entering, a spacious entrance hall provides ample room for coats and footwear while setting the tone for the bright and well-appointed accommodation beyond. The elegant living room is positioned to the rear and side of the property, creating a light-filled and inviting space. Patio doors open directly onto the garden terrace, seamlessly blending indoor and outdoor living.



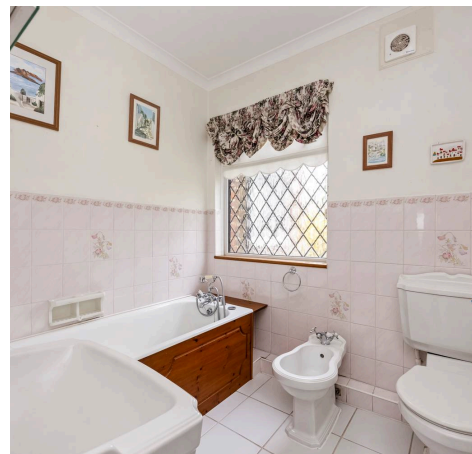


A charming brick fireplace serves as a focal point, with generous space for comfortable seating arrangements and freestanding furniture. Flowing from the living area is a delightful UPVC conservatory offering panoramic views across the beautifully maintained south-facing garden—an ideal space for relaxing or entertaining throughout the seasons. The well-equipped kitchen features an attractive range of wall and base units with roll-top work surfaces, incorporating a sink unit, integrated gas hob and electric oven. There is plumbing and space for a washing machine and dishwasher, as well as room for a breakfast table—perfect for informal dining. A door leads to the side access and a useful utility room, which also enjoys direct access to the garden.

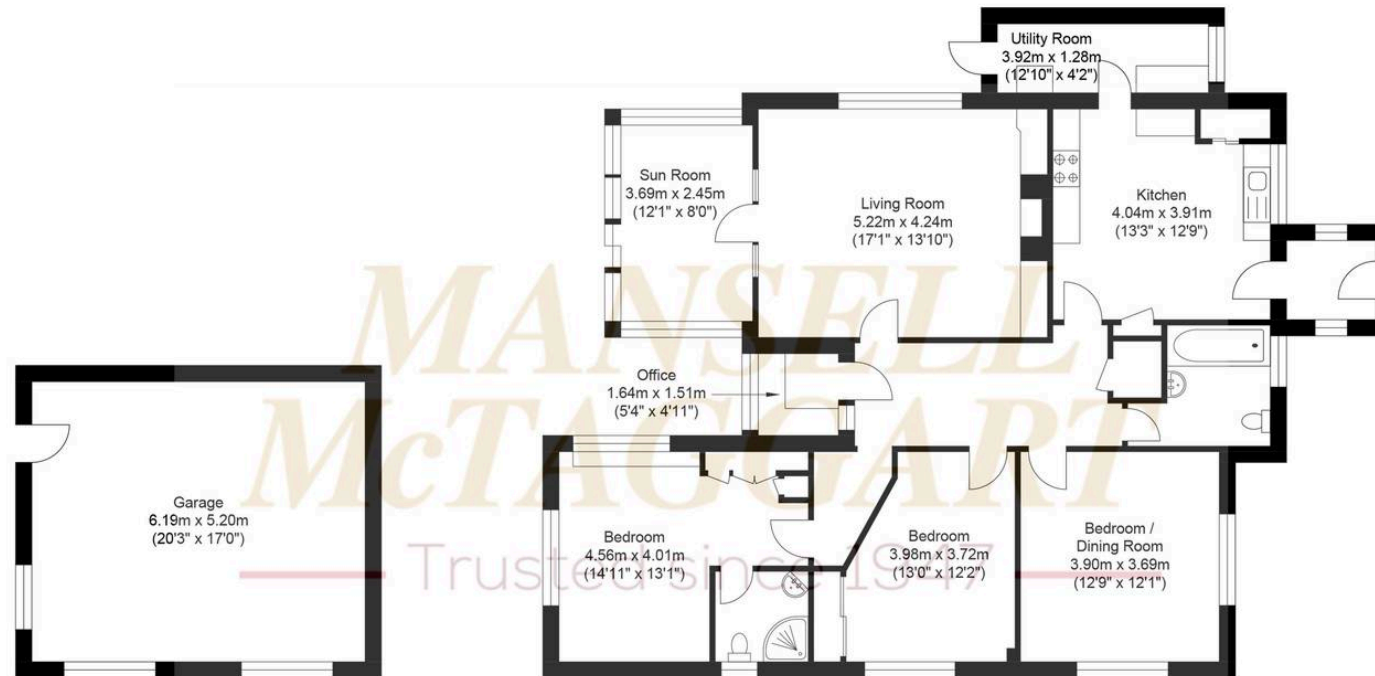
The principal bedroom is a spacious and tranquil retreat with windows to rear and side, allowing for plenty of natural light. It benefits from a private en-suite shower room featuring a corner shower cubicle, low-level WC and wash hand basin with storage below, complemented by partially tiled walls. Two further well-proportioned bedrooms provide flexible accommodation for family, guests, or home office use.

Externally, the property continues to impress with a detached double garage complete with light and power and benefits from main electric double width door, with a door leading to the driveway.

The attractive south-facing rear garden is a particular highlight, thoughtfully arranged with a combination of patio and lawn areas bordered by mature shrubs and colourful flower beds—creating a private and picturesque outdoor setting ideal for entertaining and relaxation.



# Mill Lane



Garage  
Approximate Floor Area  
346.49 sq ft  
(32.19 sq m)

Ground Floor  
Approximate Floor Area  
1362.28 sq ft  
(126.56 sq m)



Approximate Gross Internal Area (Excluding Garage) = 126.56 sq m / 1362.28 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Copthorne

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