



**Connells**

Bonanza Shipley Bridge Lane  
Cophorne



# Bonanza Shipley Bridge Lane Cophorne RH10 3JL

for sale guide price  
**£625,000-£650,000**



## Property Description

Situated in the popular village of Cophorne, this beautifully presented, and exceptionally well-maintained three-bedroom detached bungalow offers spacious and versatile accommodation throughout, while being conveniently located close to local amenities, shops and transport links.

The property is in excellent condition, having been lovingly cared for by the current owner. The accommodation comprises a welcoming entrance hall, a generous 21ft living area, a modern kitchen/dining room, and a bright conservatory overlooking the garden. There are three well-proportioned bedrooms, with the principal bedroom benefiting from a dressing room and en-suite, while a family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a beautifully maintained, south-facing rear garden, providing the perfect space for relaxing, entertaining and enjoying sunshine throughout the day. The substantial workshop/summerhouse measuring over 20ft in length, complete with power supply, makes it ideal for a home office, hobby room, or additional entertaining space. A detached garage and driveway parking further enhance the property's appeal.

Offering spacious accommodation throughout, this attractive bungalow combines comfort, practicality and village living in a highly sought-after location. An internal viewing is highly recommended to fully appreciate the space, condition and flexibility this wonderful home has to offer.

## Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



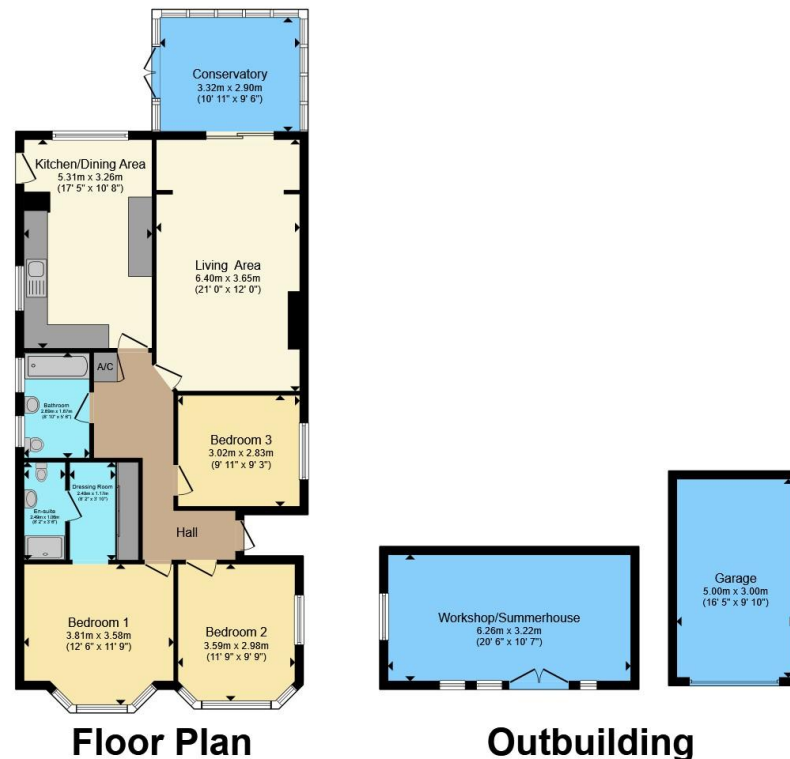












Total floor area 142.3 m<sup>2</sup> (1,531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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 COPTHORNE RH10 3QX

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/COP404507](http://connells.co.uk/Property/COP404507)**



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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