



Connells

Effingham Meadows Effingham Road
Cophorne

Effingham Meadows Effingham Road Copthorne RH10 3HY

for sale guide price
£950,000-£1,000,000



Property Description

Approached via a large private driveway providing extensive off-road parking for numerous cars, this impressive, detached property offers a wonderful blend of spacious family accommodation and highly versatile workshop facilities.

The ground floor comprises a welcoming entrance hall, generous living room with feature fireplace, dining room, kitchen, breakfast room, conservatory, utility room and cloakroom. The separate dining room offers excellent flexibility and could easily be used as a fourth bedroom, with the added convenience of a shower room providing flexibility for modern family living.

To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom with en-suite shower room, complemented by a family bathroom serving the remaining bedrooms.

A particular feature of the property is the extensive range of outbuildings, including a double garage and several substantial workshops, offering excellent potential for a home business, storage, hobbies, or a variety of other uses.

Outside, the property enjoys a beautiful, mature garden with approximately 1.4 acres of established planting, attractive raised flower beds and a variety of shrubs and borders, creating a delightful and private outdoor space for relaxing and entertaining.

Combining generous living space, extensive parking, versatile outbuildings and a charming garden setting, this is a rare opportunity to acquire a property with exceptional potential.

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.









Ground Floor



First Floor



Outbuilding

Total floor area 202.7 m² (2,181 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

Connells

To view this property please contact Connells on

T 01342 717 727

E cophorne@connells.co.uk

4 Copthorne Bank
COPTHORNE RH10 3QX

EPC Rating: D Council Tax
Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/COP404527



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COP404527 - 0007