



**Connells**

Calluna Drive  
Cophorne



### Property Description

This stunning four-bedroom link detached house is situated in a desirable cul-de-sac within the highly regarded village of Cophorne. This beautifully presented house offers spacious, versatile, and high specification accommodation throughout. It has been enhanced by numerous quality upgrades, making it ideal for modern family living.

The ground floor features a superb living room positioned to the rear of the property, enjoying delightful views over the beautifully maintained rear garden. The property boasts a high-quality kitchen/diner, thoughtfully designed with style and functionality in mind. There is also a study/multi-use reception room, and office space. A stylish ground floor shower room adds further convenience and flexibility.

Upstairs, the property comprises two generously sized double bedrooms along with two well-proportioned single bedrooms, all served by a spacious and luxurious family bathroom featuring high quality fittings, a separate bath and shower cubicle, and elegant contemporary finishes.

Externally the home continues to impress with a beautifully maintained East facing rear garden featuring attractive patio and decking seating areas, ideal for outdoor dining and entertaining.

To the front, the property benefits from driveway parking for two cars and access to the garage.

Finished to a high specification throughout, with many thoughtful upgrades, this exceptional home offers stylish and comfortable living in a prime village location.

## Entrance Hall

## Kitchen/Diner

23' 7" x 15' 8" ( 7.19m x 4.78m )

## Living Room

15' 9" x 10' 7" ( 4.80m x 3.23m )

## Office

8' 8" x 5' 10" ( 2.64m x 1.78m )

## Study

13' 3" x 8' ( 4.04m x 2.44m )

## Shower Room

## Landing

## Bedroom One

12' 10" x 9' 6" ( 3.91m x 2.90m )

## Bedroom Two

14' 1" x 9' 6" ( 4.29m x 2.90m )

## Bedroom Three

14' 1" x 9' 6" ( 4.29m x 2.90m )

## Bedroom Four

9' 8" x 5' 10" ( 2.95m x 1.78m )

## Bathroom

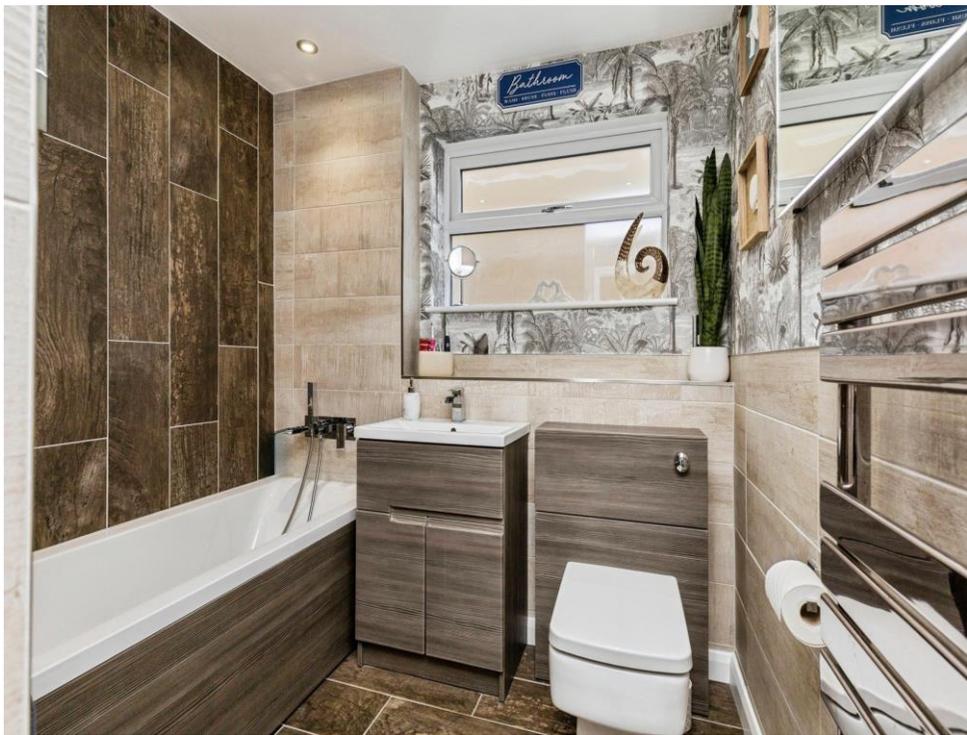
## Garage

18' 1" x 8' 2" ( 5.51m x 2.49m )

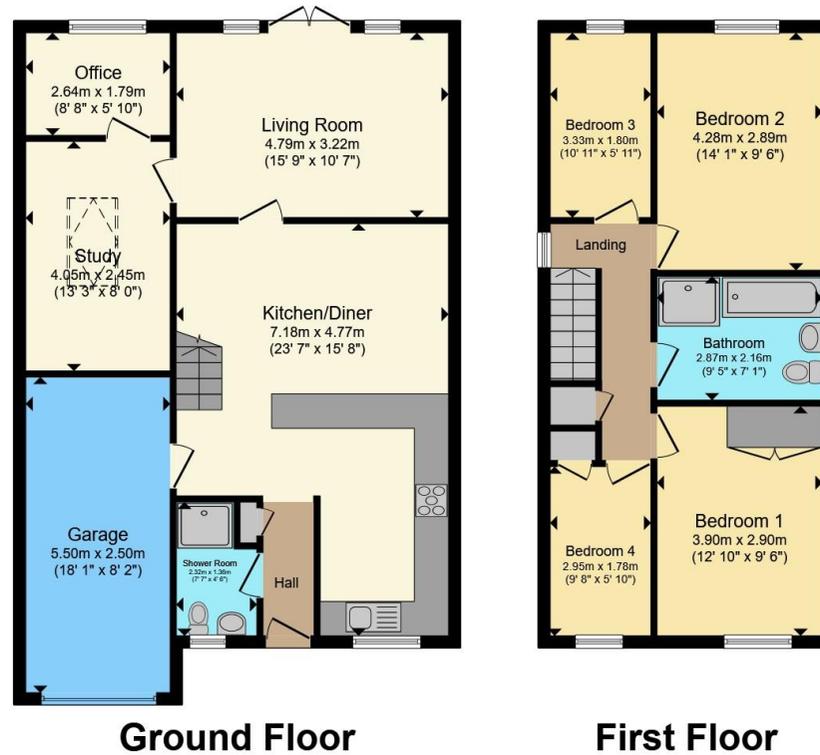
## Front Garden

## Rear Garden









**Total floor area 130.4 m<sup>2</sup> (1,403 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)



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**T 01342 717 727**  
**E [cophorne@connells.co.uk](mailto:cophorne@connells.co.uk)**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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