



Clockfield, Turners Hill

Guide Price £775,000 – £800,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Council Tax Band 'G' and EPC 'B'

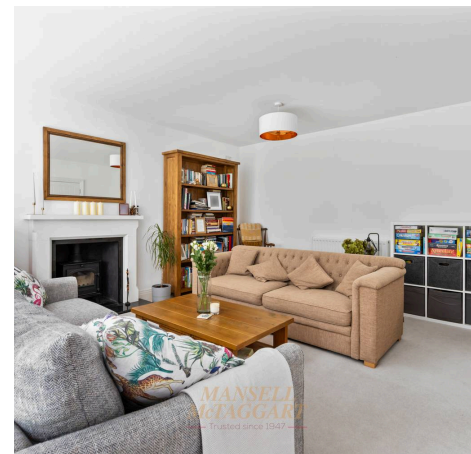
Agents Note

There is an annual service charge of £500. This information should be confirmed by your solicitor.

An impressive and substantial five-bedroom detached family home, beautifully arranged over three floors spanning 2326 sq.ft. and offering exceptionally versatile living space ideal for modern family life. Constructed by the highly regarded developer Shanly Homes, this attractive residence is tucked away in a peaceful cul-de-sac setting within the desirable village of Turners Hill with outlook over open fields and woodland beyond, combining tranquillity with convenience.

Ground Floor

The property welcomes you into a spacious and light-filled entrance hall, creating an immediate sense of space and flow. There is ample room for coats, shoes and additional storage, making it both practical and inviting. To the left, a generously proportioned bedroom 5/family room provides highly flexible accommodation. Large enough to accommodate a king-size bed and freestanding furniture, this room could equally serve as a guest suite, playroom, or home office, depending on individual requirements. The ground floor also benefits from a contemporary shower room, stylishly fitted with a shower cubicle, wash hand basin, WC, recessed spotlighting and a heated towel rail – perfect for guests or multi-generational living. Internal access leads to the integral garage, which is equipped with light and power, a sink unit and base storage cupboards, along with an up-and-over door, offering excellent storage or workshop potential.





First Floor

Stairs rise to a bright and spacious first-floor landing, leading to the heart of the home – a stunning double-aspect kitchen/dining room. Flooded with natural light, this sociable space is ideal for both everyday family life and entertaining. The kitchen is fitted with an attractive range of cream wall and base units complemented by roll-top work surfaces and a sink unit. Integrated appliances include a gas hob, electric oven, dishwasher, washing machine and fridge freezer. There is ample space for a six-seater dining table, creating a true hub of the home. Positioned to the rear, the elegant living room enjoys a pleasant outlook over the garden and features a Juliet balcony, allowing light to pour in while enhancing the sense of connection to the outdoors. This floor also includes a convenient cloakroom and an additional well-proportioned bedroom, which could equally function as a study or hobby room.

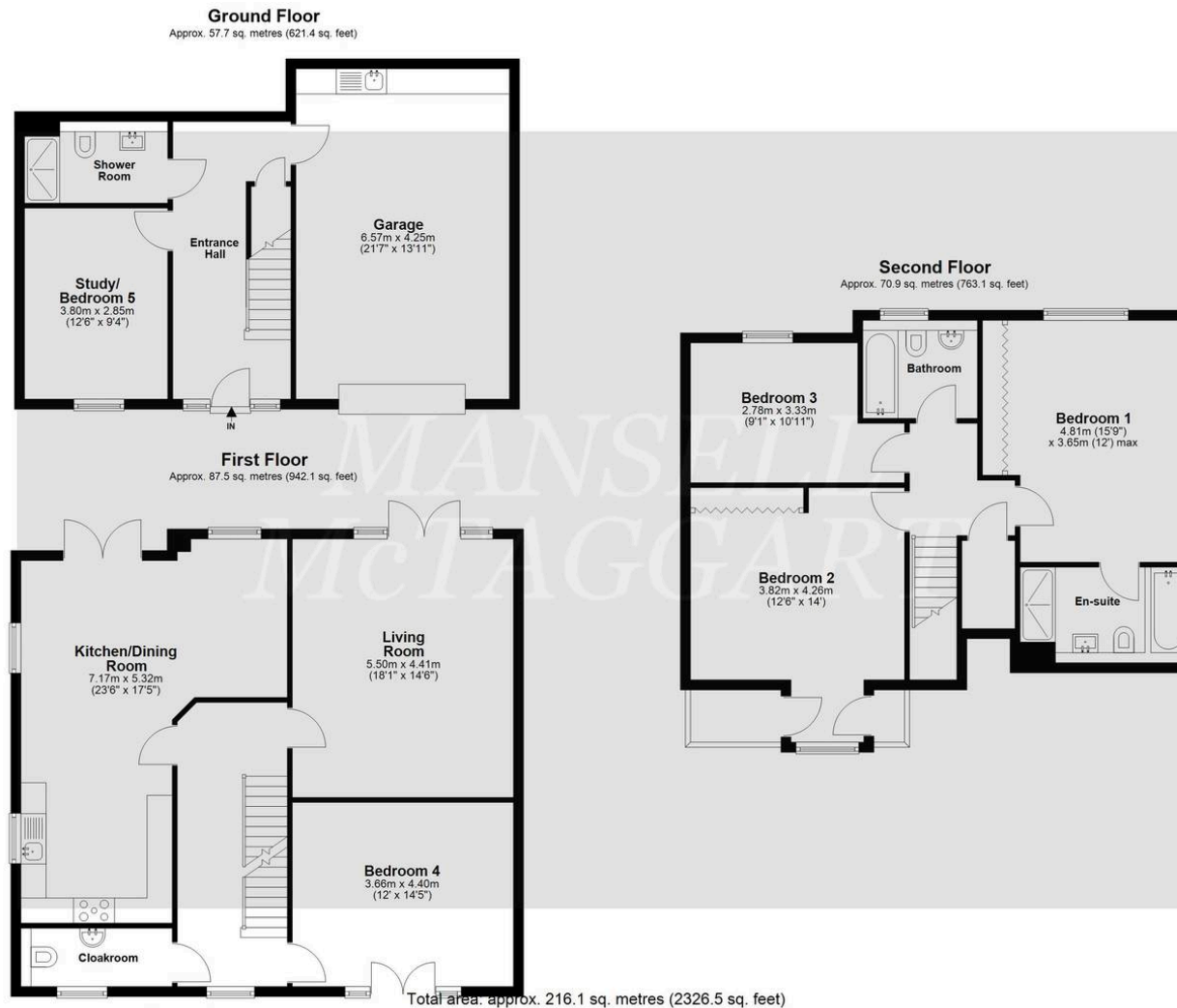
Second Floor

The second floor hosts the principal bedroom suite, a generous and peaceful retreat complete with its own en-suite shower room. Two further spacious bedrooms are located on this level, both offering plenty of room for freestanding furniture. A modern family bathroom serves these rooms, thoughtfully designed to meet the needs of a growing household.



Outside

Externally, the property continues to impress. To the front, there is private parking and an attractively landscaped garden, enhancing the home's kerb appeal. Gated side access leads to the beautifully arranged two-tier rear garden. Immediately adjoining the property is a patio area – ideal for al fresco dining and summer entertaining. Steps rise to a lawned area, providing space for children to play or for further seating. The garden is enclosed by a combination of brick walling and wooden fencing, offering both privacy and security.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Copthorne
 The Post House Brookhill Road, Copthorne – RH10 3QJ
 01342 717400
 copthorne@mansellmctaggart.co.uk
 www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.