

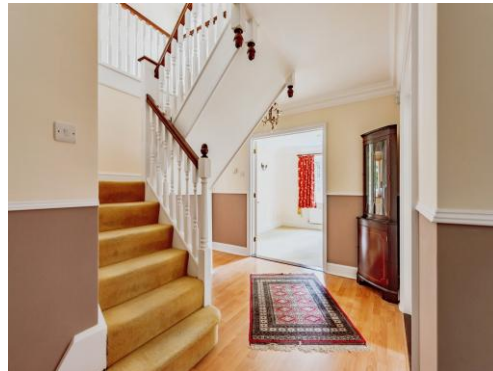


**Connells**

Maynard Close  
Cophorne

# Maynard Close Cophorne RH10 3XZ

for sale guide price  
**£775,000-£795,000**



## Property Description

Tucked away within an exclusive private development of just a handful of homes, this attractive five-bedroom detached family home offers spacious and versatile accommodation in the highly sought-after village of Cophorne. It is available with no onward chain.

A welcoming entrance canopy leads into the property, where the ground floor comprises a cloakroom, a dedicated study, and a generously proportioned dual-aspect living room featuring French doors opening onto the rear garden. The bright kitchen/breakfast room is fitted with a range of integrated appliances and is complemented by a separate utility room. The formal dining room provides an excellent space for entertaining.

The first floor offers five bedrooms, including an impressive principal suite with built-in-wardrobes and a Victorian style en-suite with a separate shower cubicle and bath. Bedrooms two and three benefit from built-in-wardrobes, while bedroom four enjoys access to eaves storage. Bedrooms one to four are all comfortable doubles, with bedroom five being a well-proportioned single room. These bedrooms are served by a generous family bathroom.

Externally, the property enjoys a double garage and parking for two cars. The beautifully landscaped private rear garden is a particular feature, offering mature shrubs and hedging, a charming goldfish pond, and a patio spanning the width of the property.

Ideally situated close to village amenities, this is a superb home in a highly desirable location.

## Agent Notes:

Please note that the maintenance of the private road is carried out on a pay-as-you-go basis. Any repair or maintenance works required are shared between the relevant properties, with the property owner responsible for 20% of the cost.

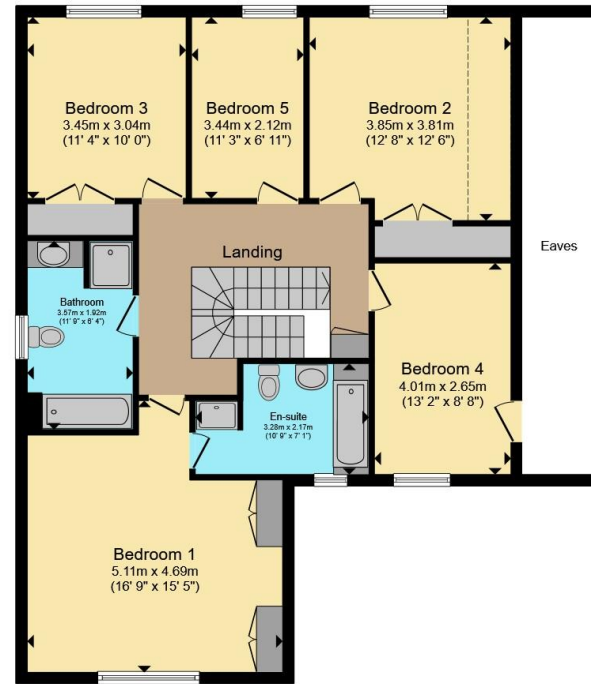








**Ground Floor**



**First Floor**

Total floor area 210.9 m<sup>2</sup> (2,270 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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4 Copthorne Bank  
 COPTHORNE RH10 3QX

EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/COP404450](http://connells.co.uk/Property/COP404450)**



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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