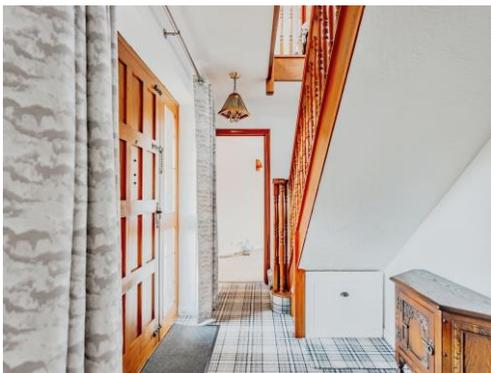




Connells

Lashmere
Cophorne



Property Description

A rare opportunity coming to the market for the first time since it was built, this beautiful three-bedroom detached home sits on a generous, private plot in the sought-after village of Cophorne. The property offers excellent kerb appeal, a gated driveway with parking for several cars, and superb potential to extend or convert (STPP.)

Inside the spacious layout includes two reception rooms, one featuring a charming traditional inglenook fireplace, alongside a bright conservatory overlooking the south-west facing rear garden. The recently fitted kitchen complete with integrated appliances, is complemented by a separate utility area and a convenient cloakroom.

Upstairs the main bedroom benefits from an en-suite, while two further good-sized bedrooms are served by a modern family bathroom.

With a private position, this property combines comfort, character, quality finishes, and future potential-a truly exceptional home offered with NO ONWARD CHAIN.

Entrance Hall

Traditional bespoke door to the front with a window either side, radiator, and carpeted stairs leading to the first floor.

Cloakroom

Frosted double glazed window to the front, low level W.C., hand wash basin, part tiled walls, and radiator.

Living Room

22' 4" x 17' 9" (6.81m x 5.41m)

Dual aspect with double glazed window to the front, and double-glazed window to the rear, traditional inglenook fireplace, wall lights, and two radiators.

Kitchen/ Breakfast Room

17' 10" x 15' 4" (5.44m x 4.67m)

Recently fitted kitchen with a range of Shaker style base and eye-level units, under units and kick back lighting, one-and-a-half bowl sink with multi-function spray tap and drainer, work surfaces surrounding, tiled splash back, 5-ring gas hob with cooker hood over, eye-level electric cooker, integrated fridge/freezer, space for table, radiator, and double glazed window to the side.

Utility Room

5' 3" x 5' 3" (1.60m x 1.60m)

Double glazed window to the side, stainless steel sink with drainer, space and plumbing for washing machine, space and plumbing for tumble drier, tiled splash backs, and wall mounted boiler.

Dining Room

12' 8" x 10' (3.86m x 3.05m)

Double glazed window to the rear, wall lights, and radiator.

Conservatory

20' 11" x 12' 2" (6.38m x 3.71m)

UPVC frame with double glazed windows surrounding, double glazed French patio

doors to the rear, fan light, wall lights, radiator, and tiled flooring.

Landing

Double glazed window to the front, two storage cupboards, and loft access.

Principle Bedroom

17' 9" x 11' 6" (5.41m x 3.51m)

Dual aspect with double glazed window to the rear, and double-glazed window to the side, wooden flooring, and radiator.

En-Suite

Frosted double glazed window to the front, low level W.C., vanity wash hand basin with storage under, walk-in shower with hand shower attachment, tiled walls, shaving point, extractor fan, and radiator.

Bedroom Two

15' 8" x 10' 2" (4.78m x 3.10m)

Double glazed window to the rear, built-in wardrobe, and radiator.

Bedroom Three

12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed window to the rear, and radiator.

Bathroom

Panel bath with electric shower and screen, low level W.C., hand wash basin, tiled walls, tiled flooring, shaving point, extractor fan, spotlights, and radiator.

Garage

18' 6" x 16' (5.64m x 4.88m)

Double garage with up-and-over door to the

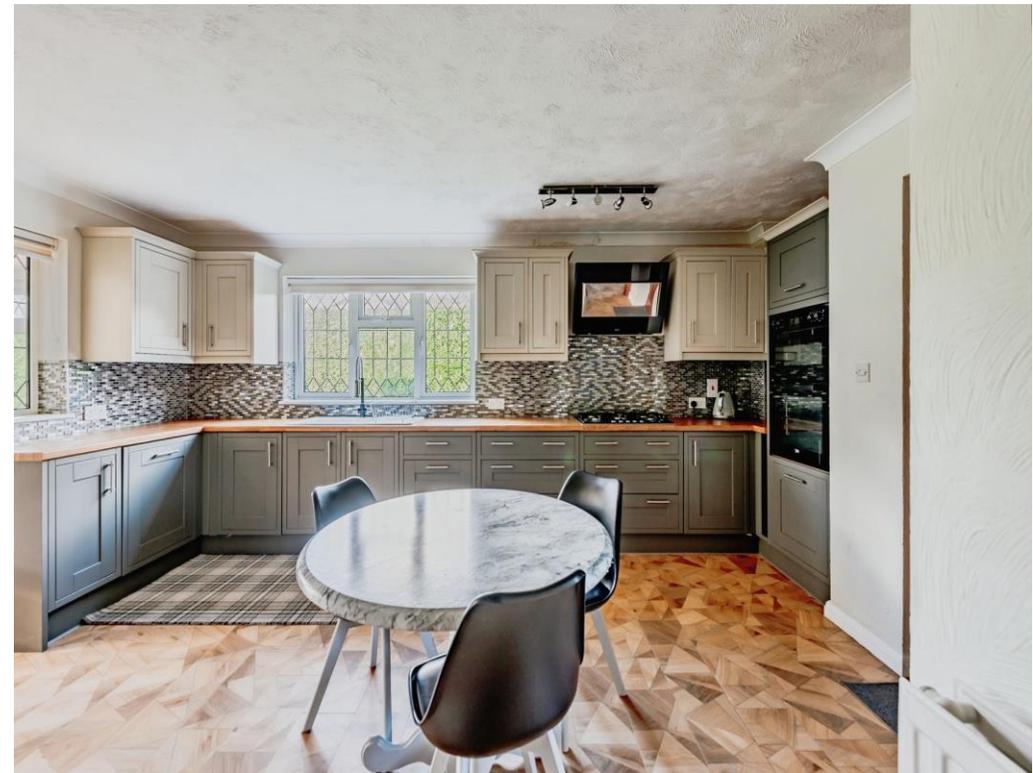
front, window to the rear, pedestrian door to the side, power and light, and eaves storage.

Front Garden

Five bar gated brick block driveway with parking for several cars. Fenced borders and mature shrubs surrounding.

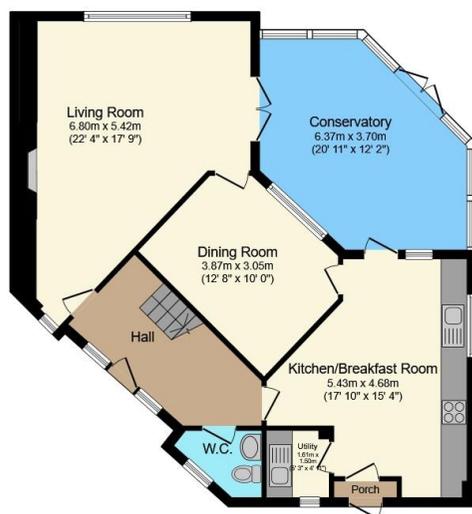
Rear Garden

Good sized established garden, mainly laid to lawn, two patios, mature trees and shrubs, fenced borders, and side gate accessing the front of the property.

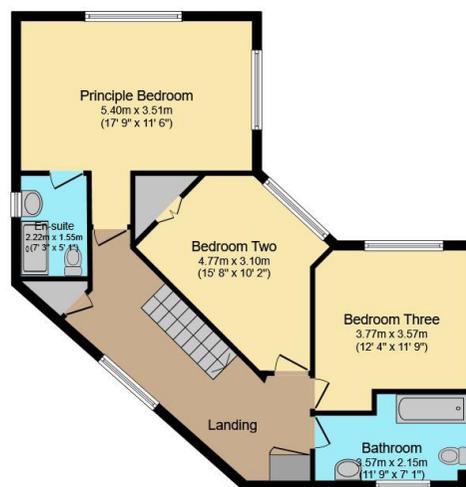




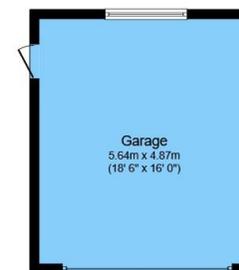




Ground Floor



First Floor



Garage

Total floor area 195.9 m² (2,108 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



To view this property please contact Connells on

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 COPTHORNE RH10 3QX

Directions to this property:

Travelling from our office in Copthorne Bank RH10 3QX, turn right continue along Copthorne Bank, at Borers Arms Road turn right, continue along Borers Arms Road almost to the end, take the last turning on the left into Lashmere, follow the road around to the right, where the property is located.

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/COP404262



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Property Ref: COP404262 - 0011