





Property Description

This spacious home offers a balanced layout with versatile reception spaces, allowing for sociable living and private retreat.

The dual-aspect living room is filled with natural light and opens directly onto the rear garden, creating a strong indoor-outdoor flow.

Opposite, the dining room provides an elegant setting for both everyday use and entertaining, enhanced by generous proportions and a bay window. The kitchen sits at the centre of the home, forming a practical hub for day-to-day living.

A standout feature is the fifth bedroom annex-style space with its own private entrance and garden access, ideal for guests, extended family or home working, offering rare independence while remaining connected to the main house.

A side entrance hall provides convenient secondary access from the driveway, linking directly to the kitchen and suite.

Upstairs, four further bedrooms, the principal bedroom benefits from fitted storage and an en-suite, with the remaining bedrooms served by a modern family bathroom.

A large loft space provides excellent storage and future potential, subject to consent.

Outside, the wraparound garden is a key feature, well suited to family life and entertaining.

Foyer

Fitted Cloaks Storage

Hall Way

19' 8" max x 5' 5" (5.99m max x 1.65m)

Living Room

16' 2" +bay window x 23' 2" + bay window (4.93m +bay window x 7.06m + bay window)

Dining Room

23' 3" +bay window x 13' 9" max (7.09m +bay window x 4.19m max)

Kitchen

12' 2" x 8' 8" (3.71m x 2.64m)

Guest Wc

Fitted with WC and hand basin with storage cupboard.

Side Entrance Hall

Fitted shoe storage, and cloak area.

Utility Room/Kitchen

8' 4" x 8' 3" (2.54m x 2.51m)

Bedroom Five/Flexible Room

16' 6" max x 12' max (5.03m max x 3.66m max)

Landing

Bedroom One

11' 4" max x 12' 1" max (3.45m max x 3.68m max)

En-Suite

Bedroom Two

12' x 12' 6" (3.66m x 3.81m)

Bedroom Three

12' 4" x 8' 8" (3.76m x 2.64m)

Bedroom Four

11' 1" x 6' 8" (3.38m x 2.03m)

Bathroom

Loft Space (future Potential)

Double Garage

17' 2" x 15' 3" (5.23m x 4.65m)

Front Garden

Rear Garden

Copthorne Village

- o Surrounded by open countryside, woodland and scenic walking routes
- o Strong village community with year-round local events and clubs
- o Excellent access to nearby towns including Crawley and East Grinstead
- o Three Bridges station provides direct services to London and Brighton
- o Gatwick Airport, M23 and M25 offer superb

regional and international connectivity

- o Highly regarded local schools: Copthorne C.E. Junior School, Copthorne Preparatory School, Hazelwick and St Wilfrid's
- o Everyday amenities within easy reach
- o Leisure options nearby include Copthorne Golf Club and Burstow Park Riding Centre, offering both golf and equestrian pursuits within easy reach of the village
- o A well balanced village lifestyle combining space, convenience and connectivity

Local favourites include Oliver's for great coffee, while pubs and dining spots such as The Dukes Head, The Curious Pig and The Old House Inn provide plenty of choice for relaxed evenings out.









Ground Floor



First Floor

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directions to this property:

From Copthorne Bank, turn onto Brookhill Road and continue for approximately half a mile. Turn left into Border Chase, where the property can be found on the right-hand side.

EPC Rating: C Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/COP400199



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