

Connells

Yaffle Cottage Domewood
Copthorne

# Yaffle Cottage Domewood
# Copthorne RH10 3HD

for sale guide price
**£950,000-£1,000,000**







## Property Description

Situated within the prestigious Domewood area on the fringes of Copthorne Village, this unique detached home offers over 3,100 sq ft of characterful accommodation set within beautifully established grounds.

Approached via a private driveway with mature hedging, the property enjoys exceptional privacy and occupies a substantial plot with extensive lawns, mature trees and planting. Rich in charm, the accommodation features exposed beams and timbers throughout.

Upon entering the property, to the right is a self-contained living space, ideally suited to multi-generational living, guest accommodation or independent family members. This versatile area benefits from its own kitchen, living room, bedroom and bathroom.

The heart of the home is a stunning reception room featuring an impressive inglenook fireplace with a bespoke woodburning stove. Additional living space includes a cosy snug and a handcrafted bar, perfect for entertaining. The flexible layout offers six bedrooms, generous reception areas and practical living space for modern family life.

Outside, the beautiful rear garden is a particular highlight, featuring expansive lawns, mature borders, a greenhouse, summerhouse and generous patio areas. Mature boundaries provide a secluded setting.

Further benefits include a detached double garage, ample driveway parking and a separate office/gym space outbuilding.

A rare opportunity to acquire a distinctive family home combining character, space and privacy.

## Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







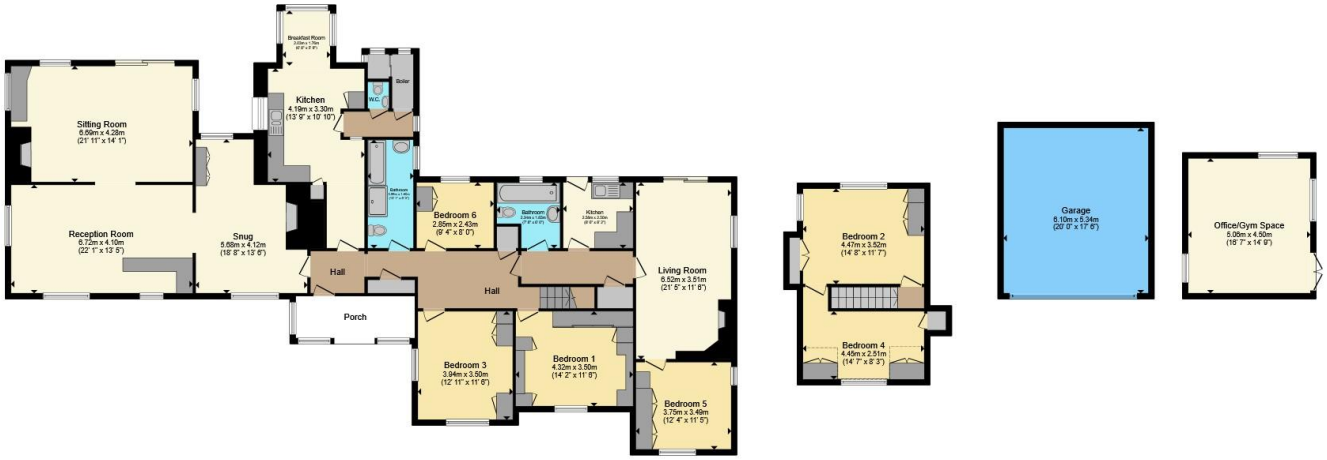













**Ground Floor** **First Floor** **Outbuilding**

Total floor area 289.3 m² (3,114 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

Connells

To view this property please contact Connells on

**T 01342 717 727**
**E copthorne@connells.co.uk**

4 Copthorne Bank
COPTHORNE RH10 3QX

EPC Rating: E

Council Tax Band: G

Tenure: Freehold

**view this property online connells.co.uk/Property/COP404526**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.