



Mitchell Gardens Copthorne RH10 2AZ

for sale guide price
£775,000-£800,000



Property Description

Built in 2023 by Taylor Wimpey in the highly sought-after Ransford design, this impressive four/five-bedroom double-fronted detached property offers contemporary styling, generous proportions, elegance, and a host of high specification upgrades throughout.

The ground floor features a spacious dual-aspect lounge, a beautifully presented kitchen/dining room with integrated appliances, and a convenient cloakroom/utility area. A versatile study provides the ideal home office or fifth bedroom option. Upstairs, there are four double bedrooms, with both the main bedroom and bedroom two benefiting from luxury en-suite shower rooms. The main bedroom also includes fitted wardrobes, while a sleek, contemporary family bathroom serves the remaining rooms.

The east-facing rear garden is designed for low maintenance living, perfect for enjoying morning and daytime sunshine. A double garage with pitched roof offers excellent storage potential, complemented by driveway parking for several cars.

Finished to a high specification-including upgraded flooring, window blinds throughout, security camera, and dual heating circuits-this home is ready to move straight into.

Set at the end of a peaceful cul-de-sac overlooking ancient woodland and wildlife, the property enjoys a truly idyllic position on the outskirts of Copthorne village, within easy reach of local amenities, well regarded schools and excellent transport links.

Entrance Hall

Composite door to the front with double glazed windows either side, under stairs storage cupboard, radiator, Karndean flooring, and carpeted stairs leading to the first floor.

Cloakroom/ Utility Area

Frosted double glazed window to the side, low level W.C., wash hand basin with built-in storage under, space and plumbing for washing machine? radiator, Karndean flooring, and spotlights.

Study

12' 7" x 8' 1" (3.84m x 2.46m)

Double glazed window to the front, radiator, and Karndean flooring.

Living Room

23' 3" x 12' 6" (7.09m x 3.81m)

Dual aspect with double glazed window to the front, and double glazed French patio doors to the rear, two radiators, and double doors leading to the kitchen/breakfast room.

Kitchen/Dining Room

21' 7" x 11' 4" (6.58m x 3.45m)

A beautifully fitted kitchen with a range of cream base and eye-level units, under unit and plinth lighting, inset one-and-a-half bowl stainless steel sink with mixer tap and drainer. Roll top work surfaces surrounding, eye level integrated double oven, integrated 5-ring gas hob with glossy splashback and stainless-steel cooker hood over, integrated fridge freezer, integrated dishwasher, cupboard

housing the wall mounted boiler, double glazed window to the rear, double glazed French patio doors to the rear, two radiators, Karndean flooring and spotlights. Space for large dining table.

Landing

Double glazed window to the front, radiator, and loft access.

Bedroom One

12' 9" x 11' 7" (3.89m x 3.53m)

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

En-Suite

Frosted double glazed window to the rear, low level W.C., hand wash basin, tiled shower cubicle with rainfall shower head and hand shower attachment, part tiled walls, shaver point, chrome 'ladder' style towel radiator, tiled flooring, extractor fan, and spotlights.

Bedroom Two

11' 7" x 10' 8" (3.53m x 3.25m)

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

En-Suite

Frosted double glazed window to the rear, low level W.C., wash hand basin, tiled shower cubicle with rain fall shower head and hand shower attachment, shaver point, tile flooring, chrome 'ladder' style towel radiator, extractor fan, and spotlights.

Bedroom Three

12' 7" x 7' 5" (3.84m x 2.26m)

Double glazed window to the front, and radiator.

Bedroom Four

12' 6" x 9' 2" (3.81m x 2.79m)

Double glazed window to the front, and radiator.

Bathroom

Frosted double glazed window to the side, panel bath with shower and screen, low level W.C., wash hand basin, part tiled walls, chrome 'ladder' style towel radiator, tiled flooring, extractor fan, and spotlights.

Double Garage

20' 1" x 19' 7" (6.12m x 5.97m)

Pitched roof with elevated storage, two up-and-over doors to the front, double glazed pedestrian door to the side, power, and lighting.

Front Garden

Mature shrubs to the front and side, brick paved driveway with space for two cars, path leading to the property from the drive, up and down lighting to the front of the property, and side gate access to the rear garden.

Rear Garden

East-facing Garden, patio area spanning the width of the property, mainly laid to lawn, fenced borders, pedestrian access to the garage, and side gate leading to the driveway.

Agent Notes:

Please note there is a managed freehold with a service charge applicable. (For grounds maintenance within the development.) Please contact agent for further details.

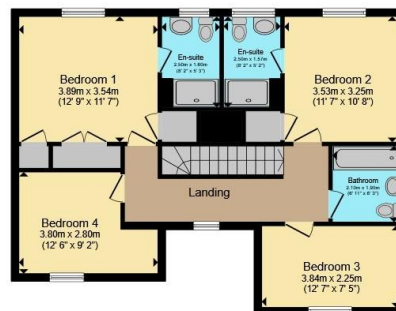




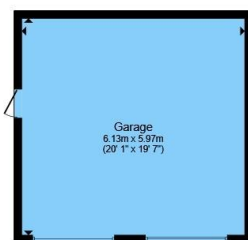




Ground Floor



First Floor



Garage

Total floor area 188.4 m² (2,028 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

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To view this property please contact Connells on

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Directions to this property:

Travelling from the agent's office in Copthorne Bank, turn left at The Prince Albert Pub onto Brookhill Road at the roundabout take the 4th exit onto Copthorne Way, at the next roundabout take the 2nd exit onto Worsell Drive, follow the road down, then turn left onto Gibby Road, take the second right onto Mitchell Garden, and then turn right at the T-junction, and you will find the property at the end.

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

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