



Connells

Little Sandford Snow Hill
Cophorne

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for sale offers in excess of
£1,250,000



Property Description

Discover Your Dream Family Home in Snowhill.

Nestled in a private, secluded plot, this prestigious five-bedroom home blends modern luxury with timeless charm, offering the perfect setting for family life. With five reception rooms and a wealth of features, this property is designed for comfort, entertaining, and relaxation.

The heart of the home is the spacious kitchen/breakfast room, seamlessly connected to a generous dining room, both opening onto a beautifully landscaped rear garden. The light-filled lounge, featuring an inviting inglenook fireplace with a log burner, is ideal for cozy winter evenings, while the adjoining sun lounge is perfect for unwinding on lazy summer nights. Both rooms benefit from under floor heating.

A dedicated office, a snug for relaxation or gaming, and a convenient ground-floor W.C. ensure every family need is met. Upstairs, you'll find four double bedrooms with built-in wardrobes and a single bedroom. The master and second bedrooms boast en-suites, while the remaining rooms share a stylish family bathroom.

The property's crowning jewel is its private, mature garden which is cleverly designed to be low maintenance. A private heated swimming pool offers endless fun and entertainment, while the double garage/studio and ample parking complete this exceptional home.

This is more than a house-it's a lifestyle. Don't miss your chance to view this remarkable family home in Snowhill today.

Entrance Porch

Double wooden door to the side, double glazed window to the front and side, traditional brick flooring, and radiator.

Entrance Hall

Wooden door to the front, radiator, wooden flooring, and carpeted stairs leading to the first floor.

Inner Hall

Wooden flooring, and access to the cloakroom and utility/office.

Cloakroom

Double glazed window to the rear, low level W.C, wash hand basin, and wooden flooring.

Utility/Office

13' 3" x 8' (4.04m x 2.44m)

Double glazed window to the rear, cupboard, worktop, space and plumbing for washing machine, and spotlights.

Snug

14' 7" x 13' 3" (4.45m x 4.04m)

Double glazed window to the front, wall lights, serving hatch to the kitchen, and radiator.

Living Room

19' 4" x 17' (5.89m x 5.18m)

Dual aspect with two double glazed windows to the rear and a double-glazed window to the front, exposed brick inglenook feature fireplace with log burner, wooden flooring with under floor heating, wall lights, and exposed beam. Opening onto:

Sun Lounge

17' 9" x 10' 3" (5.41m x 3.12m)

Double glazed windows surrounding the front and side overlooking the gardens, exposed beams, sliding patio doors to the rear, under floor heating, and wooden flooring.

Dining Room

14' 7" x 14' 5" max (4.45m x 4.39m max)

Double glazed French patio doors to the rear, exposed beam, wall lights, wooden flooring, and radiator.

Kitchen/Breakfast Room

A fitted kitchen with a range of wooden base and eye-level units, Granite work surfaces surrounding, stainless steel inset one-and-a-half bowl sink with mixer tap and drainer, integrated dishwasher, eye level integrated electric oven and integrated microwave, integrated electric hob with cooker hood over, space for large fridge/freezer, wall lights, two radiators, exposed beams, and wooden flooring. Double glazed window to the front and side, double glazed French patio doors to the rear, and wooden pedestrian door to the side.

Porch

Double glazed window to the side, wooden door to the front, large walk-in cupboard- previously used as a wine cellar, and tiled flooring.

Landing

Double glazed window to the rear, loft access with: pull down ladder, light and part boarded, radiator, and airing cupboard.

Bedroom One

17' 6" max x 14' 8" (5.33m max x 4.47m)

Dual aspect with double glazed window to the rear and double-glazed window to the side, two built-in-double wardrobes, spotlights, and radiator.

En-Suite

Low level W.C., wash hand basin, tiled corner shower cubicle with shower over, 'ladder' style heated towel radiator, exactor fan, and spotlights.

Bedroom Two

19' 4" x 12' 3" (5.89m x 3.73m)

Dual aspect with double glazed windows to the front and side, built-in-wardrobe, and radiator.

En-Suite

Low level W.C., wash hand basin, tiled shower cubicle with shower over, tiled walls, and 'ladder' style towel radiator.

Bedroom Three

13' 3" x 9' 3" (4.04m x 2.82m)

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

Bedroom Four

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

Bedroom Five

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

Bathroom

Double glazed window to the rear, Victorian style suite comprising wash hand basin, low level W.C., wooden panel bath with mixer taps, part tiled walls, traditional heated towel rail radiator, exactor fan, and shaver point.

Double Garage/Studio

Up-and-over door to the front, power and light, shelving/racking. work bench and window to the rear.

Front Garden

Set back from the main road, flanked by wall pillars the sweeping driveway leads to parking for numerous cars, to the right is access to the double garage, large area laid to lawn which wraps around to the rear garden, mature shrubs, and mature trees.

Rear Garden

A striking terrace and mature gardens with a large stone patio area bordered by walled flower beds, the patio includes an integrated covered patio area, kidney shaped heated swimming pool with stone patio surrounding, vast expanse of lawn with shrubs, mature trees. Large greenhouse (10' x 8'6), and large wooden shed (16'6 x 5') with separate outside toilet with: low level W.C., and wash hand basin.









Outbuilding

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.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/COP404296

Directions to this property:

Travelling from Copthorne Bank, RH10 3QX, head east on Copthorne Bank towards Roffey's Close, turn right onto Borers Arms Road, turn left onto Copthorne Common Road/A264, at the roundabout, take the 1st exit onto West Hill Road, at the next round about take the 3rd exit onto Snowhill, carry on and the property will be found on the left-hand side.

EPC Rating: D Council Tax
 Band: G

Tenure: Freehold



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