



MANSELL
McTAGGART
Trusted since 1947

Effingham Road, Copthorne
£1,150,000

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- Council Tax Band 'F' and EPC 'D' (shortly being re-tested following economic improvements recently undertaken)

An exceptional and highly versatile detached residence offering a unique lifestyle opportunity. Perfectly configured for multi-generational living, the property features five double bedrooms, 4.5 bathrooms, and two kitchens distributed across three distinct accommodation areas. Beyond its appeal as a spacious family home, the property presents proven, lucrative income streams. The upper level is successfully let to professionals on a regular lodging basis, producing an annual income of approximately £30,000. Additionally, the self-contained rear chalet bungalow has operated as a thriving Airbnb listing since 2020, generating a further £25,000 per annum. This is a rare find that seamlessly balances flexible family living with high-yield investment potential.

Its ideal countryside location is equidistant to Copthorne, Crawley Down and Horley and amenities such as Gatwick, Schools and Shops.

On approach to the home, you have electric gates which allow access to the plot. You are immediately greeted by a large gravel driveway with ample parking available with side access to the garden and stylish porch to the home. Entering the home, you have an entrance porch with a panelled door for privacy between the spaces up and downstairs.

Downstairs is of a modern décor, with 2 bedrooms, living/dining room and kitchen. Both bedrooms are comfortably able to house king side beds and furniture, benefitting from fitted wardrobes and one a stylish en-suite. The living/dining room is a very good size, able to accommodate multiple family sofas, dining table and window to front allowing in lots of natural light.





The kitchen has been refitted, with a host of modern wall and base units, granite worktops, and appliances. A doorway also leads to the utility room, and a patio door opens to the garden.

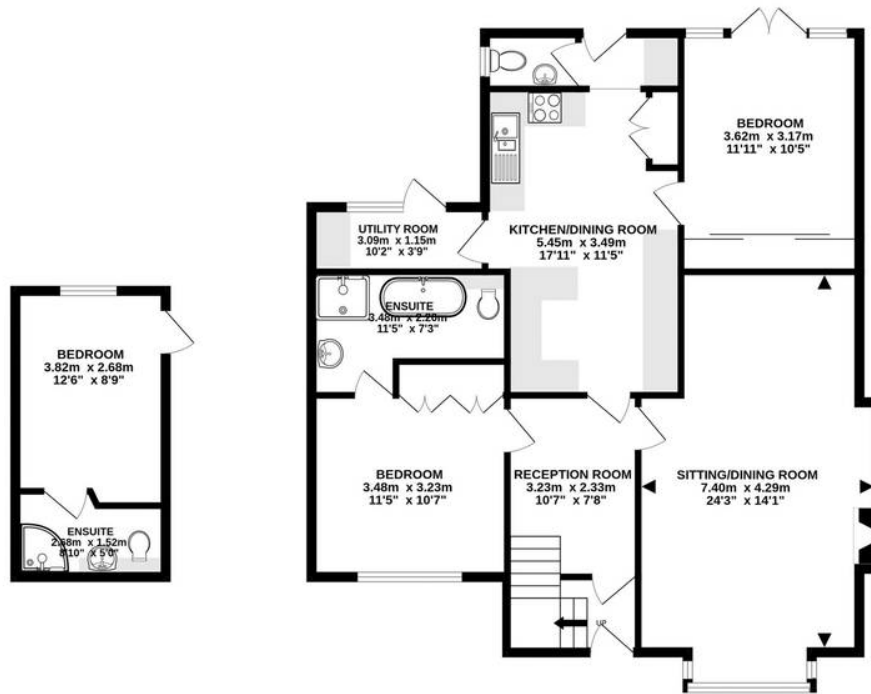
Upstairs has been remodelled, with a large hallway leading to the kitchen/breakfast room, 2 double bedrooms, living room, a family bathroom and storage cupboards. The kitchen/breakfast room is of a modern décor, with newly fitted wall and base units, integrated appliances and tasteful quartz work surfaces along with a matching quartz dining area. Both bedrooms again can comfortably house king size beds and furniture, with one having a large fitted en-suite bathroom. The living room is a good size, easily accommodating any desired freestanding furniture. The family bathroom is fully tiled, housing all expected sanitaryware and opaque window to front.

Outside within this half acre plot is a very generous garden which is mainly laid to lawn with a number of mature trees, shrubs, flower beds and fruits and vegetable patches. The garden also contains a large patio and hot tub area, alongside a full annexe with its own facilities. The garden overlooks a Private Woodland to its far end which is jointly and separately owned by a large group of neighbours.

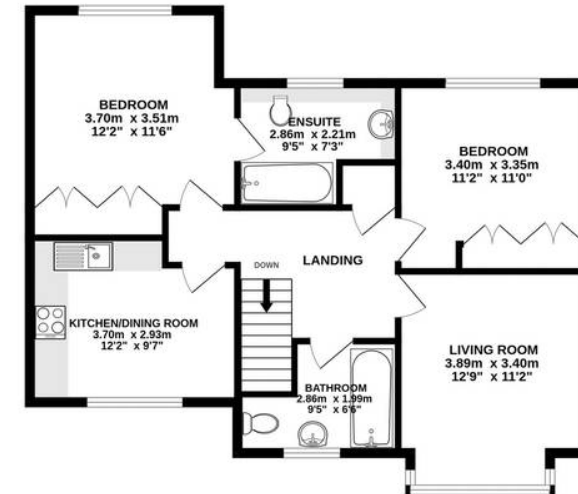
For more information or to arrange a visit to fully appreciate the homes versatile and unique nature, please contact Mansell McTaggart on 01293 228228.



GROUND FLOOR
108.8 sq.m. (1171 sq.ft.) approx.



1ST FLOOR
68.2 sq.m. (734 sq.ft.) approx.



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TOTAL FLOOR AREA: 177.0 sq.m. (1905 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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