



Connells

Little Firs Copthorne Bank
Copthorne

Little Firs Copthorne Bank Copthorne RH10 3QZ

for sale guide price
£750,000-£800,000



Property Description

Situated in the very heart of Copthorne Village, this substantial rarely available detached family home offers over 2,290 sq ft of versatile accommodation, perfectly suited to modern family living.

The property is approached via a welcoming entrance hall leading to a generous dual-aspect living room with ingle nook fireplace, separate dining room and a useful study, ideal for home working.

The well-proportioned kitchen is complemented by a separate utility room and ground floor cloakroom, while a standout feature is the impressive double garage. To the side of the property there is extensive off-road parking for several vehicles, making it ideal for larger families and visiting guests.

To the first floor are five well-sized bedrooms, providing flexible accommodation for growing families. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom as well as an additional shower room. Additional eaves storage further enhances the practicality of the home.

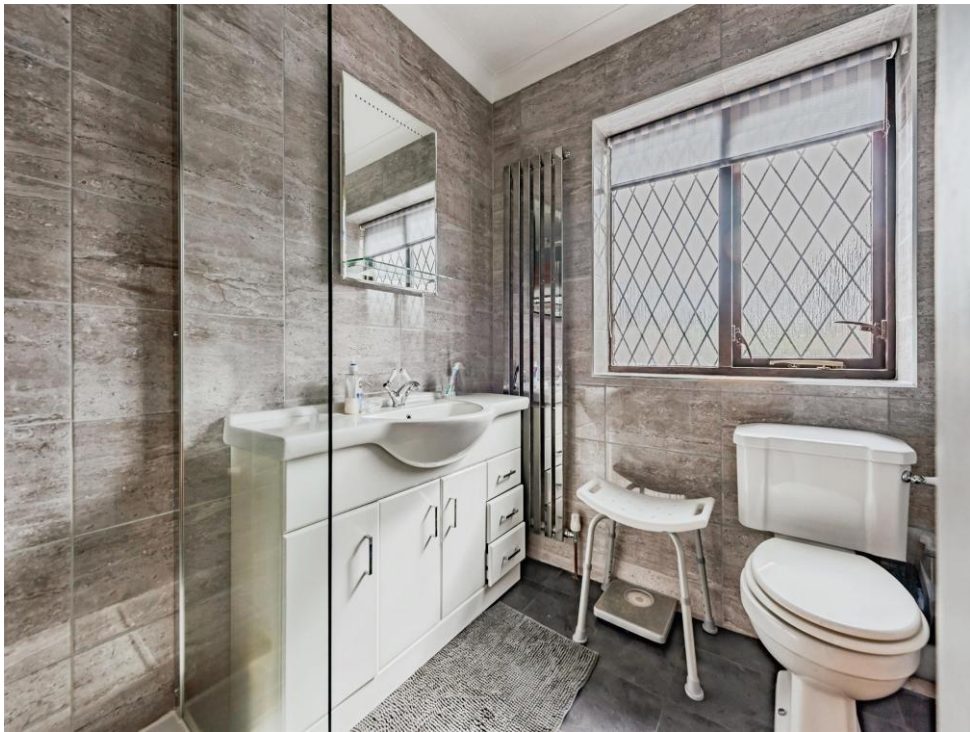
Outside, the rear garden is designed for ease of maintenance, predominantly laid to lawn and enclosed by a variety of mature shrubs and established planting that provide a good degree of privacy.

Occupying a highly sought-after village centre position, the property is within easy walking distance of local shops, amenities, and schools. Copthorne also offers excellent transport links to the neighbouring towns of Crawley, and East Grinstead.

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.

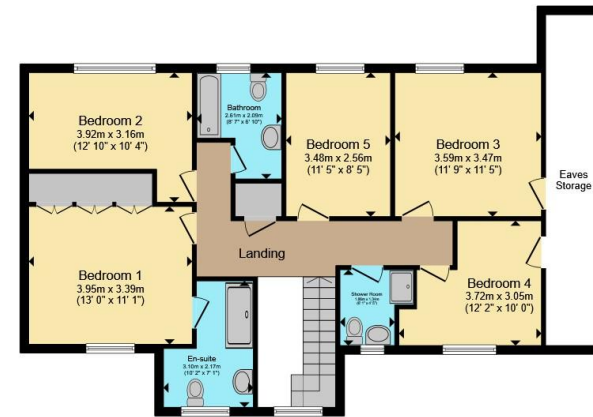








Ground Floor



First Floor

Total floor area 212.9 m² (2,292 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: Council Tax
 Awaited Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/COP404536



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COP404536 - 0003