



Guide Price £800,000 Freehold

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Church Road, Copthorne, Crawley RH10 3RA

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Moore & Partners

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Welcome to 'Cantron' Located within the beautiful Village of Copthorne on Church Road, which is regarded as one of many premier roads within Copthorne. This stunning four double bedroom Chalet Bungalow is set within a very generous secluded plot and benefits from a detached garden room /office. The property offers spacious accommodation throughout which would suite any family needs. Located within the catchment area for excellent Junior and Senior schools. They are local convenient shops and the Copthorne park are just a short distance away. The property is located just 2.1 miles from Three Bridges station with its fast commuter links to London, equally, junction 10 of the M23 is easily and quickly accessible by car North and South bound. 'Cantron' is located on the left-hand side as you enter Church Road from Copthorne Bank.

On entering the property, you walk into the impressive L-Shaped entrance hall with stairs leading to the first floor. The entrance hall provides access into the open dining room, kitchen/breakfast room, bedroom three, bedroom four and the downstairs shower room. Positioned to the right side of the property is the open plan family lounge and dining room. The lounge area is located at the front of the property and enjoys plenty of natural light from the front bay recess which overlooks the front gardens and the side aspect window which overlooks the side garden. Plentiful floor space is provided for free standing sofas and lounge furniture making the lounge a very comfortable place to relax of evening. The dining room is the perfect place to entertain friends or enjoy a family meal or special occasion. A cast iron feature fireplace provides a lovely focal point to the dining room which also benefits from plenty of natural light for the side aspect window. Located to the left of the property is the very stylish re-fitted kitchen/breakfast room with centre island. This kitchen has been fitted to a very high-end finish which includes a generous range of base and eye level units which are accompanied with Granite work surfaces, recessed Range Cooker and some built in appliances. Space is provided for a small table and chairs which is the perfect place to enjoy your morning coffee. The ground floor also provides two double bedrooms and a re-fitted shower room which includes a double walk-in shower.

The first-floor landing which accesses the master bedroom, bedroom two and the family bathroom provides enough floor space to be utilised as a study area.

The very spacious master bedroom is located to the front of the property and benefits from a walk-in wardrobe. Natural light fills the rooms from both front aspect and side aspect windows which also provide plenty of ventilation. Within the Master bedroom space is provided for a super king size bed with ample floor space for free standing bedroom furniture. Bedroom two is also a double room with a double aspect view of the gardens. The family bathroom has been re modelled to an enclosed shower cubical, stand-alone bath, wash hand basin and low-level W/C.

To the outside the is a driveway for at least four cars which leads to the undercover car port and detached garage. The generous garden surround to one side of the property. There is large brick block patio to the rear which is the perfect place for all your summer furniture. Located at the end of the garden is the detached garden room / office which has a multitude of uses if working from home, play room for the kids or just somewhere to relax and enjoy a glass of wine.



Room Details

Ground Floor

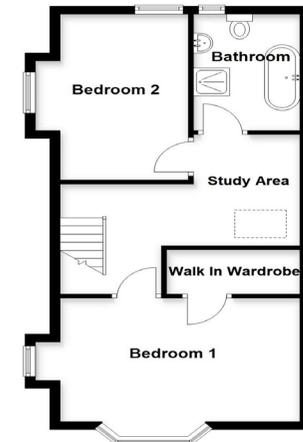
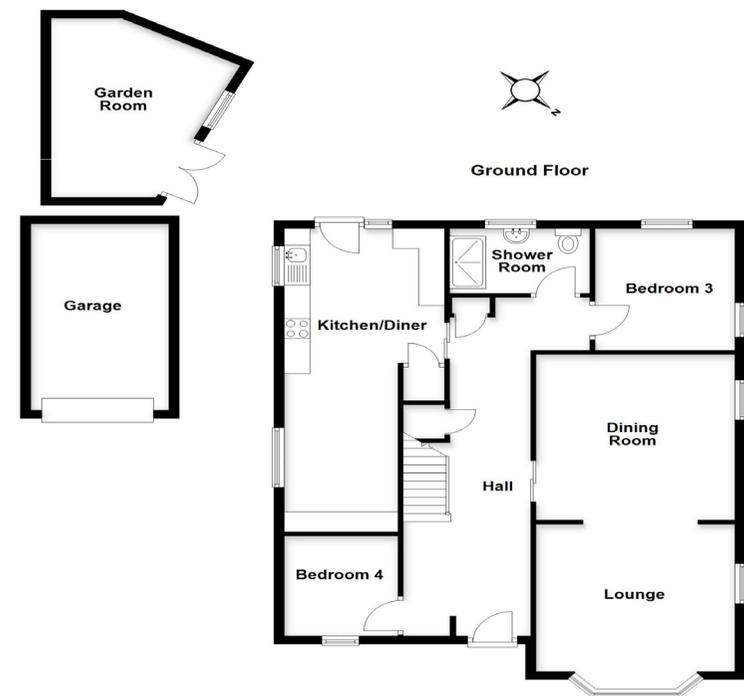
Entrance Hall	
Dining Room	13'7" x 12'8" (4.14m x 3.86m)
Family Lounge	13'7" x 12'4" (4.14m x 3.76m)
Kitchen/Diner	23'2" x 10'7" (7.06m x 3.23m)
Bedroom Three	10'0" x 8'11" (3.05m x 2.72m)
Bedroom Four	8'3" x 8'1" (2.51m x 2.46m)
Downstairs Shower Room	8'6" x 5'5" (2.59m x 1.65m)

First Floor

Landing / Study Area	
Master Bedroom	15'3" x 9'8" (4.65m x 2.95m)
Bedroom Two	13'6" x 8'0" (4.11m x 2.44m)
Bathroom	9'8" x 7'5" (2.95m x 2.26m)

Outside

Front Garden	
Rear Garden	
Driveway	
Detached Garage	15'4" x 8'6" (4.67m x 2.59m)
Detached Garden Room / Office	15'2" x 9'8" (4.62m x 2.95m)



Total area: approx. 167.2 sq. metres (1800.2 sq. feet)
These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

