



Connells

The Meadow
Cophorne

The Meadow Cophthorne RH10 3RQ

for sale
£485,000



Property Description

A beautifully presented and spacious three-bedroom semi-detached home, ideally situated in the heart of the sought-after village of Cophthorne and offered to the market with the added benefit of no onward chain.

The property welcomes you via a generous entrance hall with access to a convenient ground-floor shower room. The modern fitted kitchen offers ample worktop and storage space, complemented by a breakfast bar, integrated oven, hob and extractor fan, making it ideal for day-to-day living.

The spacious living room is a particular highlight, featuring an attractive fireplace and opening into the conservatory, which enjoys pleasant views over the rear garden and provides additional living space throughout the year.

Upstairs are three well-proportioned bedrooms, all benefiting from built-in wardrobes, together with a contemporary family shower room.

Outside, the attractive rear garden features a large patio area, perfect for outdoor dining and entertaining, leading to a mainly lawned garden bordered by mature shrubs and trees.

The property also benefits from a garage with access to a useful studio/utility area from both the garage and garden, offering excellent potential to create a home office or hobby room.

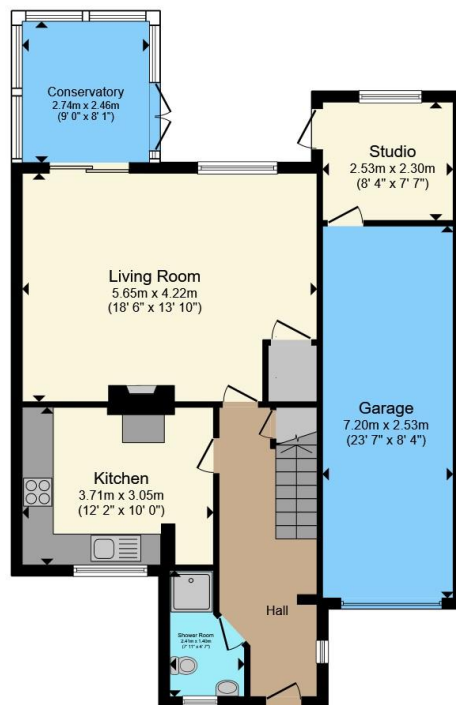
Further benefits include driveway parking and an excellent village-centre location within easy reach of local schools, amenities and transport links.

Offering spacious accommodation in a prime village location, this fantastic home is not to be missed.

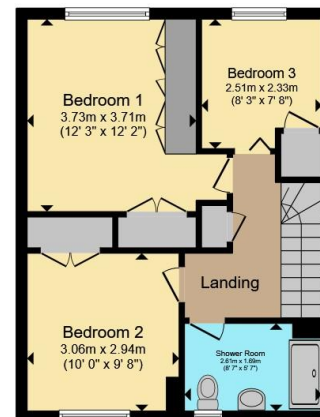








Ground Floor



First Floor

Total floor area 126.2 m² (1,359 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: Awaited
Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/COP404371



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: COP404371 - 0004