



Bramble Close, Copthorne

In Excess of £475,000

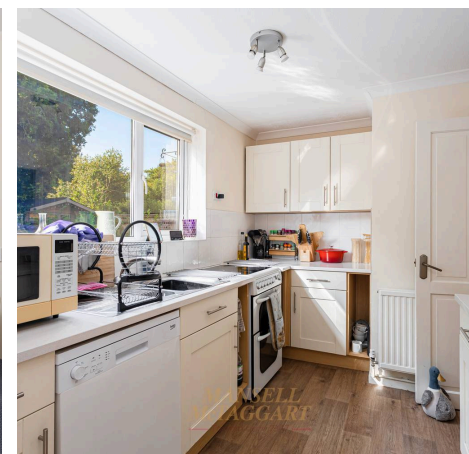
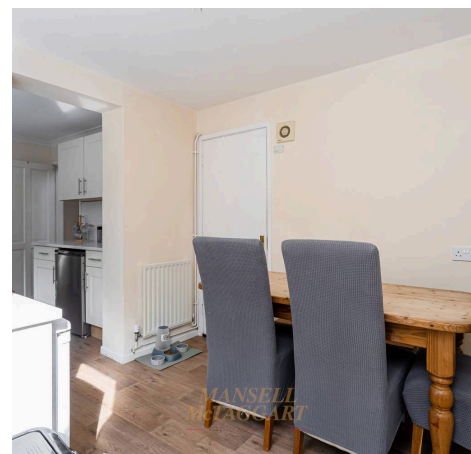
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- Council Tax Band 'D' and EPC 'D'

An opportunity to purchase a spacious and versatile three/four-bedroom semi-detached family home, ideally situated within the sought-after village of Copthorne and offered to the market with no onward chain. The property provides well-proportioned accommodation arranged over two floors. On approach, a private driveway provides off-road parking and access to the integral garage, which can also be reached internally from the house. The remainder of the frontage is mainly laid to lawn, complemented by established hedging and shrubs, with a pathway leading to the front entrance. Entering the house, the front door opens into a welcoming entrance hall, with stairs rising to the first floor and doors providing access to the principal ground floor rooms. Positioned at the front of the property is a well-proportioned and highly versatile room. Currently arranged as a bedroom, this space could equally serve as an additional reception room, family room, playroom or home office, depending on the requirements of the new owner. Also accessed from the hallway is a convenient downstairs cloakroom. A particular feature of the home is the substantial dual aspect sitting/dining room, measuring approximately 27'11" in length. This bright and spacious room comfortably accommodates a generous range of freestanding furniture, with its proportions allowing separate areas to be created for relaxing, dining or working from home. A large window to the front allows plenty of natural light into the room, while sliding patio doors at the rear provide views over and direct access to the garden. This creates an excellent space for everyday family living as well as entertaining friends and relatives. The fitted kitchen overlooks the rear garden and comprises a range of cream shaker-style wall and base units with complementary work surfaces and tiled splashbacks. There is a sink and drainer beneath the rear-facing window, together with space and plumbing for a selection of freestanding appliances.

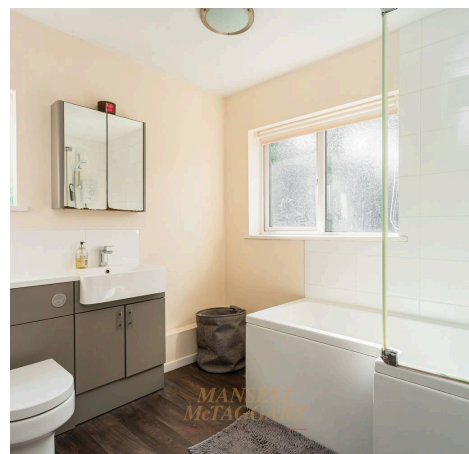




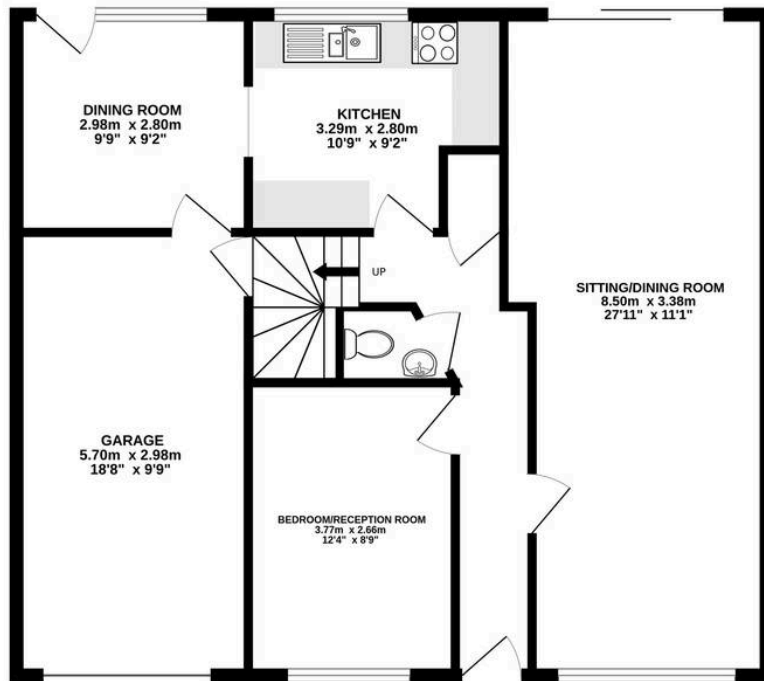
The kitchen opens into a separate dining room, which provides ample space for a family dining table and chairs. This room enjoys further natural light from a rear-facing window and benefits from a door opening directly onto the garden.

Stairs rise from the entrance hall to the first-floor landing, which benefits from a side-facing window and provides access to three further bedrooms and the family bathroom. The principal bedroom is a generous double room with space for a large bed and additional freestanding furniture. The room also benefits from an extensive range of fitted wardrobes, providing a good amount of storage. Bedroom two is another well-proportioned double bedroom and also includes fitted wardrobes. The third first-floor bedroom is a comfortable single room with a built-in storage cupboard, making it suitable as a child's bedroom, nursery or study. The family bathroom is of a particularly good size and is fitted with a modern white suite comprising a panel-enclosed bath with an electric shower above and glazed screen, a wash hand basin set within a fitted vanity unit and a low-level WC. Further features include a chrome heated towel rail, contemporary flooring and two windows providing natural light and ventilation.

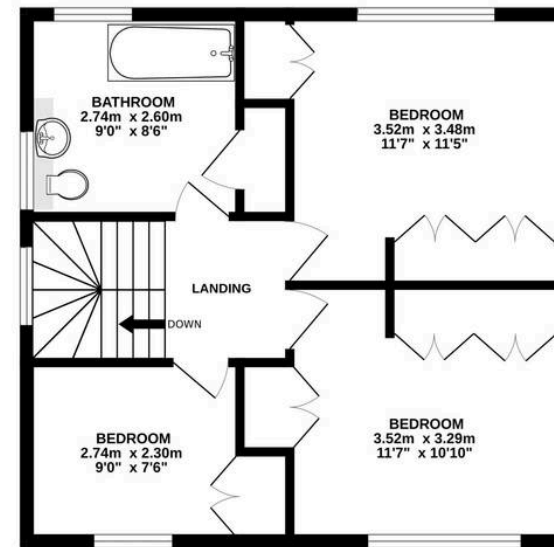
Outside, the south-east-facing rear garden is accessed from both the sitting/dining room and the separate dining room, with a gated side passage providing direct access to the front of the property. A paved patio immediately adjoining the house provides space for outdoor furniture, creating a pleasant setting for relaxing and outdoor dining, while established planting and fencing form the boundaries. The integral garage provides useful secure parking or storage and is approached via the driveway at the front of the property.



GROUND FLOOR
82.1 sq.m. (884 sq.ft.) approx.



1ST FLOOR
46.8 sq.m. (504 sq.ft.) approx.



TOTAL FLOOR AREA : 128.9 sq.m. (1387 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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