



ASTONS



Maynard Street  
Cophorne, Sussex RH10 3US

£775,000

\*\*\* Guide price £780,000- £800,000 \*\*\*

An opportunity to purchase this stunning family home, which is situated in the popular new development of "Heathy Wood" on the edge of Copthorne. The property presents an exceptional opportunity to acquire a nearly new detached house that was built by St Modwen House in 2022 and is perfect for family living. This impressive property, with over 2,000sq ft of accommodation, boasts five spacious bedrooms, providing ample room for relaxation and privacy. The three well-appointed bathrooms ensure convenience for all residents and guests alike.

The house has been extensively improved by the current owners and benefits from a stunning open-plan kitchen/dining/living room with separate utility room, two further reception rooms, plantation shutters to the windows a downstairs cloakroom and a welcoming reception hallway. Outside the rear garden has been attractively landscaped and now offers a wonderful space for entertaining and relaxing. It comprises a shaped composite decked seating area, a sunken seating area, wooden bar and further seating terrace with pergola.

The property further benefits from generous parking facilities with a large block paved driveway and a detached double garage. that can accommodate up to seven vehicles.

With its modern design and thoughtful layout, this house is not only a comfortable home but also a stylish one. The location in Copthorne offers a delightful community atmosphere, with local amenities and green spaces nearby, making it an ideal setting for families and professionals alike.

In summary, this nearly new detached house on Maynard Street is a splendid choice for those seeking a spacious and contemporary family home in a desirable location. Do not miss the chance to make this property your own.



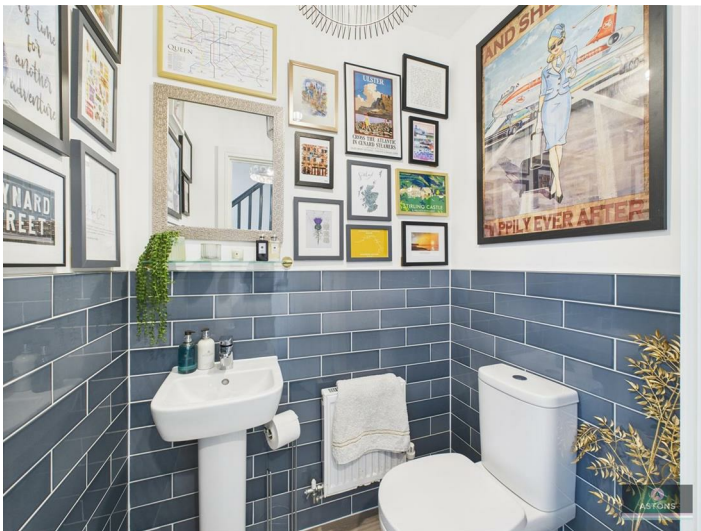
### Reception Hallway

Front door with obscured double glazed windows to either side, wood effect LVT flooring, radiator, Nest thermostat, stairs to the first floor, doors to:



### Downstairs Cloakroom

White suite comprising a pedestal hand basin with a mixer tap and wc, part tiled walls, wood effect LVT flooring, radiator.



### Lounge

Double glazed windows to the front and side with fitted plantation shutters, two radiators.

### Kitchen/Dining/Sitting Room

Stunning open plan kitchen area with modern handle-less units, under unit and plinth lighting, work surfaces to three sides with a breakfast bar peninsula, matching splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, five ring gas hob with stainless steel extractor hood

above, built in eye level double ovens, integrated dishwasher, open through to dining area and onto the sitting area, wood effect LVT flooring throughout, recessed down lighters, double glazed window and bi-fold doors to the garden, radiator, under stairs cupboard, open to:

### Utility Room

Range of base and eye level units with work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap and drainer, space for a washing machine and tumble dryer, unit housing gas fired boiler, wood effect LVT flooring, double glazed door to the side.

### Family Room/Office

Double glazed window to the front with fitted plantation shutters, radiator.

### Galleried Landing

Access to the loft space, large airing cupboard, radiator, doors to:

### Bedroom One

Double glazed window to the rear with fitted plantation shutters, radiator, open to the dressing area with clothing rails to one.



### En-Suite Shower Room

White suite comprising a shower cubicle with mixer shower unit, pedestal hand basin with a mixer tap, wc, tiled walls and floor, heated towel rail, obscured double glazed window, shaver point, recessed down lighters, extractor fan.

### Bedroom Two

Double glazed window to the front with fitted plantation shutters, radiator, built in wardrobe.

### Jack and Jill En-Suite Shower Room

White suite comprising a shower cubicle with mixer shower unit, pedestal hand basin with a mixer tap, wc, tiled walls and floor, heated towel rail, shaver point, extractor fan, recessed down lighters, obscured double glazed window.

### Bedroom Three

Double glazed window to the front with fitted plantation shutters, radiator, built in wardrobes to one wall.

### Bedroom Four

Double glazed window to the rear with fitted plantation shutters, radiator.

### Bedroom Five

Double glazed window to the rear with fitted plantation shutters, radiator.

### Family Bathroom

Four piece white suite comprising a panel enclosed bath with a mixer tap, large shower cubicle with mixer shower unit, pedestal hand basin with a mixer tap, wc, tiled walls and floor, heated towel rail, shaver point, obscured double glazed window with fitted plantation shutters.

### To The Front

The property is approached via a block paved driveway which extends to the side of the house and leads to the double detached garage and provides parking for several cars. There is a path to the front door and lawned areas to either side and shrub borders, side access to the rear.

### Detached Double Garage

With two up and over doors, power and light, eaves storage cupboard.

### Rear Garden

The garden is an ideal entertaining space and comprises a shaped composite decked area adjacent to the house with edge lighting, leading to an artificial lawn with sunken seating area, patio to the side with pergola over, wooden bar to the rear, side access to both sides, raised walled borders and wooden planters, fence enclosed.



### Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

### Estate Charge

There is an annual estate charge payable for the house which is currently £

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender.

Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>

2133 ft<sup>2</sup>  
198.2 m<sup>2</sup>

Balconies and terraces

408 ft<sup>2</sup>  
37.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - high running costs	F		
Worst energy efficiency - very high running costs	G		

England & Wales | EU Directive 2002/91/EC

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