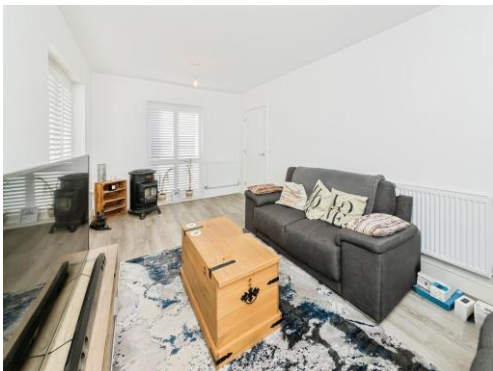




**Connells**

Burtenshaw Close  
Cophorne



## Property Description

A beautifully presented Kia design home in the popular Heathy Wood Estate on the outskirts of Cophorne Village.

This light and airy property features three double bedrooms, including the principal bedroom with built-in-wardrobes and an en-suite. The family bathroom completes the first floor.

The ground floor boasts a modern kitchen/diner with high-gloss units, integrated appliances, and French doors leading to a low maintenance garden, ideal for entertaining. A utility cupboard provides space for laundry appliances, keeping the kitchen tidy.

The detached garage includes two parking spaces, with gated access to the garden and parking area.

Located in a peaceful area on the cusp of Cophorne village overlooking ancient woodland and wildlife, this contemporary home perfectly balances style, comfort, and practicality offering the best of village life.

## Entrance Hall

## Cloakroom

## Kitchen/Dining Room

17' 2" x 8' 10" ( 5.23m x 2.69m )

## Utility

## Lounge

17' 2" x 10' ( 5.23m x 3.05m )

## Landing

## Bedroom One

13' 5" x 9' 2" ( 4.09m x 2.79m )

## En-Suite

9' 2" x 3' 8" ( 2.79m x 1.12m )

## Bedroom Two

10' 4" x 8' 2" ( 3.15m x 2.49m )

## Bedroom Three

10' 2" x 8' 8" ( 3.10m x 2.64m )

## Bathroom

6' 10" x 6' 3" ( 2.08m x 1.91m )

## Garage

## Front Garden

## Rear Garden

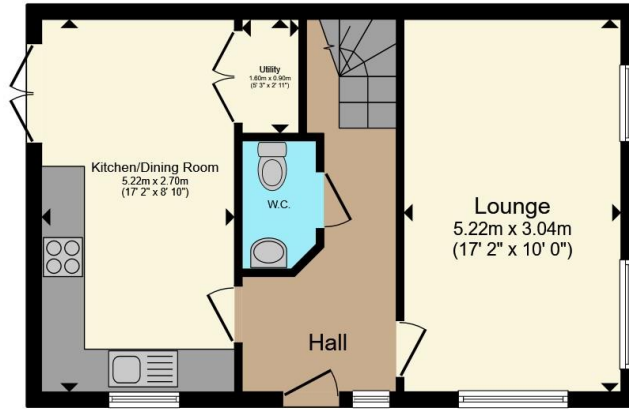
### Agent Notes:

Please note there is a managed freehold with a service charge applicable. (For grounds maintenance within the development.) Please contact agent for further details.

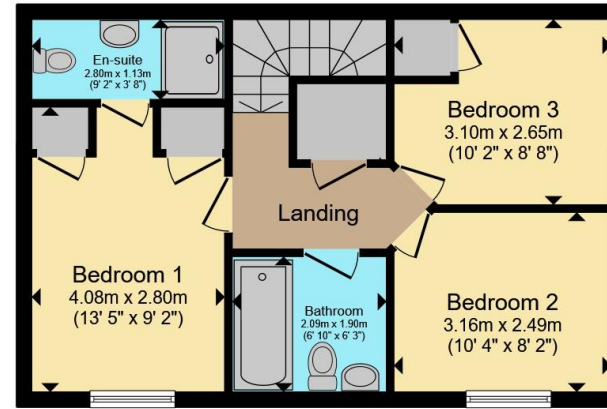








**Ground Floor**



**First Floor**

Total floor area 84.5 m<sup>2</sup> (910 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01342 717 727**

**E [cophorne@connells.co.uk](mailto:cophorne@connells.co.uk)**

4 Copthorne Bank  
COPTHORNE RH10 3QX

EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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