



**Connells**

Bramble Cottage Shipley Bridge Lane  
Cophorne





## Property Description

Set on a substantial plot in a quiet location, this beautifully extended three-bedroom detached bungalow offers a perfect blend of comfort and modern living-all with NO ONWARD CHAIN.

Inside the property is tastefully presented throughout. The spacious lounge features a stunning brick-built fireplace with hearth and log burner, creating a warm and welcoming focal point for cosy evenings. While the heart of the home is the impressive kitchen/diner, flooded with natural light and designed for modern living, complete with an island, stylish 'Shaker' style units, and French patio doors opening directly out into the rear garden-great for entertaining the whole family.

There are three well-proportioned bedrooms, including a Master bedroom with en-suite offering privacy and comfort. The home also benefits from a beautifully appointed family bathroom featuring a Victorian style claw feet bathtub and separate shower cubicle, blending classic elegance and modern practicality.

Outside the extensive rear garden is a true highlight-immaculately maintained with mature trees, shrubs, plants, a fishpond, and a charming Summer house, providing a tranquil space to relax. The large driveway to the front offers parking for multiple cars.

Ideally located close to local amenities, and excellent transport links, this move-in ready bungalow combines generous living space with high quality finishes, all set within a peaceful and private plot. Arrange your viewing today.

## Porch

Double glazed composite door to the front, and ceramic flooring.

## Entrance Hall

Double glazed door to the front, radiator, and access to all rooms.

## Cloakroom

Low level W.C., vanity hand wash basin with storage, flooring? extractor fan?

## Lounge

16' 8" x 17' 10" ( 5.08m x 5.44m )

Two double glazed windows to the front, brick-built feature fireplace with wooden mantle and log burner on a slate hearth, and two radiators.

## Kitchen/Diner

17' 1" x 16' 11" ( 5.21m x 5.16m )

A beautiful fitted 'Shaker' style kitchen with a range of white base and eye-level units with under unit lighting, single bowl sink with mixer tap and drainer, roll top work surfaces surrounding, splash back tiling, island to the centre with work surface storage and wine rack, integrated dishwasher, space for dual range oven with cooker hood over, space for American style fridge/freezer, space and plumbing for washing machine, wall mounted boiler in cupboard, space for large dining table with pendant lighting, spotlights, and wooden flooring. Double glazed window to the side, and double glazed French doors leading to the rear garden.

## Bedroom One

11' 1" max x 13' 2" ( 3.38m max x 4.01m )

Two double glazed windows to the front, built-in-wardrobe, radiator, and spotlights.

## En-Suite

Frosted double glazed window to the front, tiled corner shower with curved screen surrounding, low level W.C., vanity hand wash basin with storage under, part tiled walls, wooden flooring, and 'ladder' style towel radiator.

## Bedroom Two

10' x 17' 6" ( 3.05m x 5.33m )

Double glazed window to the rear, two double glazed velux windows, double glazed French patio doors leading to the garden, spotlights, and radiator.

## Bedroom Three

17' 7" x 8' 5" ( 5.36m x 2.57m )

Double glazed window to the rear, built-in-wardrobes, two built-in-cupboards with one acting as the airing cupboard with water tank and shelving, and radiator.

## Bathroom

Frosted double glazed window to the rear, Victorian style freestanding claw bath tub with hand shower attachment, hand wash basin, built-in-cupboard, screened shower cubicle, 'ladder' style towel radiator, part tiled walls, and wooden flooring. Loft access-with ladder, light, and fully boarded.

## Front Garden

Block brick paved driveway for multiple cars, hedgerow and fenced borders surrounding, walled flower bed, and gated to the side accessing the rear garden.

## Rear Garden

Stunning well established private garden. It is largely laid to lawn, surrounded by mature trees and beautiful shrubs. It is full of vibrant colours throughout the year to explore and enjoy. It includes a large block brick paved patio spanning the width of the property, a fishpond, garden store, shed, and a wooden Summer House.















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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01342 717 727**  
**E [copthorne@connells.co.uk](mailto:copthorne@connells.co.uk)**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

#### Directions to this property:

Travelling from our agent's office in Copthorne Bank, turn right onto Shipley Bridge Lane, follow the road round and the property can be found on the right-hand side.

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online** [connells.co.uk/Property/COP404076](http://connells.co.uk/Property/COP404076)



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