



**Connells**

Brookview  
Cophorne



## Property Description

Guide Price of £500,000-£535,000 This stunning and spacious four-bedroom semi-detached family home is situated in a small cul-de-sac in the heart of Cophthorne Village, offering easy access to local schools and shops. The property exudes quality and space, which can only be fully appreciated in person.

The ground floor has been thoughtfully reconfigured, and the kitchen has been refitted with high gloss, soft-close cupboards and drawers, complemented by an array of integrated appliances, creating a bright and airy family dining space. This impressive area opens into the dual aspect living room, which flows seamlessly into the conservatory spanning the full width of the property, currently used as a dining room. The conservatory faces the rear garden, providing a fantastic space for entertaining. Additionally, the ground floor includes a useful cloakroom.

On the first floor, there are three double bedrooms, with the second bedroom benefiting from an en-suite shower room, as well as a well-appointed family bathroom.

The second floor is dedicated to a parent's retreat, featuring a spacious bedroom with two walk-in wardrobes, storage into eaves, and an en-suite shower room.

The outside of the property offers a landscaped garden, providing a secure and attractive space ideal for children, along with a large patio area perfect for entertaining

family and friends. The property also includes a garage and parking for two vehicles.

## Entrance Hall

Double glazed to front, under-stairs cupboard, radiator, and laminate flooring.

## Cloakroom

Double glazed window to side, low level W.C., wash hand basin and radiator, laminate floor.

## Living Room

16' 6" x 10' 2" ( 5.03m x 3.10m )

Double glazed bay window to front, radiator, and wall up-lights.

## Kitchen/Breakfast Room

16' 3" x 9' 7" ( 4.95m x 2.92m )

A fitted kitchen with a range of base and eye-level units, stainless steel sink with one-and-a-half bowls and multi-function tap and drainer, roll top Quartz work surfaces surrounding to the breakfast bar, integrated dishwasher, integrated eye level double oven, integrated 4 ring gas hob with stainless steel hood over, integrated washing machine, space for Fridge/Freezer, tiled flooring, and spotlights. Two wooden windows to rear, double glazed pedestrian doors to the side.

## Conservatory/Dining Room

21' 8" x 9' 2" ( 6.60m x 2.79m )

UPVC built frame with double glazed windows surrounding, double glazed French patio doors leading to the rear garden, radiator, and Karndean flooring.

## Landing

Large UPVC window to the side as you ascend the stairs, airing cupboard housing the boiler, carpeted stairs leading to the second floor.

## Bedroom Two

13' 9" x 10' 3" ( 4.19m x 3.12m )

Two double glazed windows to the rear, built-in-wardrobe with mirrored sliding doors, and radiator.

## En-Suite

Frosted double glazed window to side. Recently fitted en-suite comprising: low level W.C., vanity wash hand basin with storage under, black corner shower cubicle, wall mounted mirrored cabinets, extractor fan, part tiled walls, black 'ladder' style radiator, and tiled flooring.

## Bedroom Three

10' 2" max x 8' 4" ( 3.10m max x 2.54m )

Double glazed window to the front, spotlights, and covered radiator.

## Bedroom Four

10' 3" x 8' 1" ( 3.12m x 2.46m )

Double glazed window to the rear, over stairs three door storage, and radiator.

## Bathroom

Frosted double glazed window to side, L-shaped panel bath with rainfall shower and hand shower attachment and screen, low level W.C., vanity wash hand basin with storage under, 'ladder' style towel radiator, spotlights, and Karndean flooring.

## Second Floor

Double glazed window to the rear.

## Bedroom One

12' 5" x 21' 1" max ( 3.78m x 6.43m max )

Double glazed window to the rear, two Velux windows to the front, two built-in-wardrobes, radiator and two entrances to the eaves storage.

## Walk-In-Wardrobe

4' 7" x 9' 4" ( 1.40m x 2.84m )

Double glazed window to the rear.

## En-Suite

Double glazed velux window to the front, low level W.C., vanity wash hand basin with storage under, fully tiled double shower cubicle with rainfall shower over and hand shower attached, extractor fan, part tiled walls, and black 'ladder' style towel radiator.

## Garage And Parking

Up and over door with power and light, loft access above. Allocated parking for two cars.

## Front Garden

Path to front door, area laid to lawn, side gate leading to the rear garden.

## Rear Garden

A low maintenance garden with large patio area, artificial lawn with fenced borders, side gate leading to the front of the property.

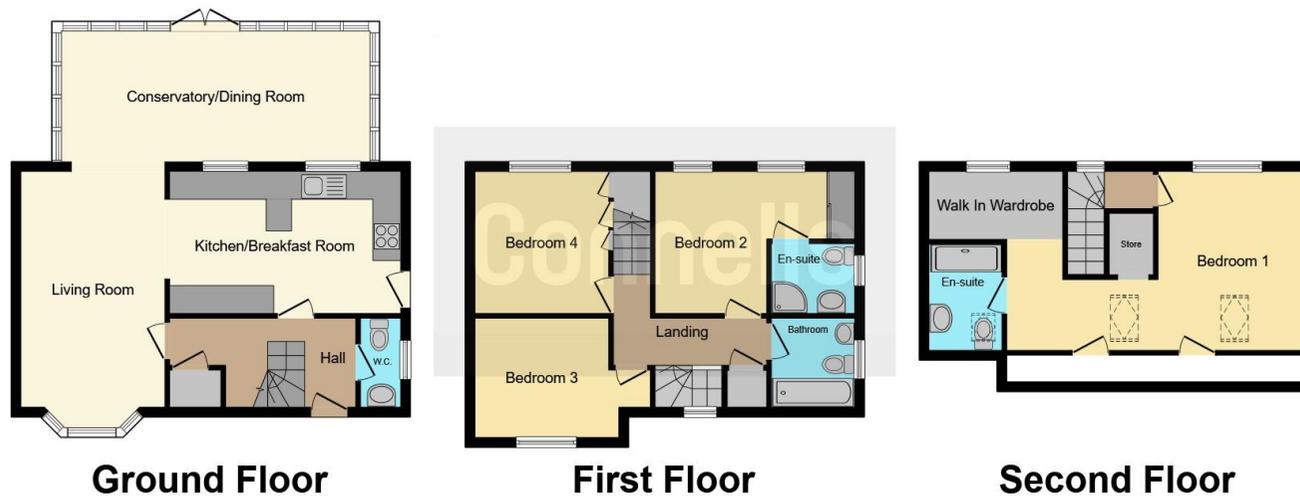
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**T 01342 717 727**  
**E [copthorne@connells.co.uk](mailto:copthorne@connells.co.uk)**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

**Directions to this property:**

Travelling from the agent's office on Copthorne Bank turn left at The Prince Albert Pub on to Brookhill Road, take the next left into Brookview - the property can be found on the left-hand side at the end of the cul-de-sac.

EPC Rating: C Council Tax Band: E

Tenure: Freehold

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