



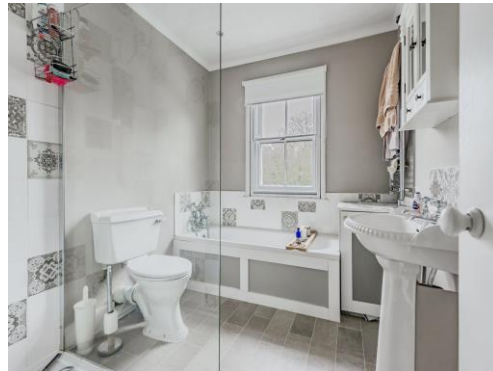
**Connells**

The Hollies East Hill Lane  
Cophorne



# The Hollies East Hill Lane Cophthorne RH10 3JA

for sale fixed price  
**£1,250,000**



## Property Description

A striking and secluded five-bedroom family home, enhanced further by a self-contained guest suite. This remarkable home presents a rare fusion of Georgian elegance to the front and refined Edwardian styling to the rear, creating a unique and seamless blend of period character and sophisticated living.

Beyond the beautiful facade, the property reveals stunning interiors with high ceilings, bespoke handmade staircase, and an array of original cast-iron feature fireplaces. The elegant living room complete with log burner and original wooden flooring offers a warm retreat, while the family room continues to offer character and charm. The luxurious kitchen opens into a bright triple aspect dining area, offering views over the mature grounds. A well-appointed cloakroom completes the ground floor.

Upstairs, four generous double bedrooms provide comfort and style. The main bedroom features an en-suite, original fireplace, and private balcony overlooking the gardens. Bedroom two benefits from its own en-suite, while the family bathroom serves the remaining bedrooms. The property further enjoys an outbuilding currently used as a utility area, and an additional guest suite with en-suite facilities.

Set within extensive and beautifully established grounds, the home boasts a tennis court, countryside views, and a tranquil private setting. A gated driveway offers extensive parking alongside a garage. A truly exceptional home combining historic architecture with modern living.

## Entrance Hall

Wooden door to the front, dual aspect with double glazed window to the front and double-glazed windows to the side, under stairs cupboard, large cupboard, built-in-seating area, wall lights, wooden flooring, two radiators, and carpeted stairs leading to the first floor.

## Cloakroom

Low level W.C., hand wash basin, spotlight, extractor fan, and wooden flooring.

## Living Room

23' 10" x 15' ( 7.26m x 4.57m )

Dual aspect with double glazed windows to the side and rear, double glazed French patio doors to the side and rear, feature fireplace with log-burner, built-in-shelving unit, original wooden flooring, wall lights, and two radiators.

## Kitchen

18' 7" x 14' ( 5.66m x 4.27m )

Beautiful fitted shaker style luxury kitchen, with a range of grey base and eye-level units, under unit lighting, Quartz work surface surrounding with integrated butler style sink and drainer, tiled splash backs, space for Range oven with cooker hood over, central island with pendant lighting-seating and built-in-wine rack, space for American style fridge/freezer, integrated dish washer, laminate flooring, spotlights, cupboard housing the boiler, wooden pedestrian door to the side.

## Dining Room

17' 1" x 11' 11" ( 5.21m x 3.63m )

Two double glazed windows to the rear, two sets of double-glazed French patio doors to either side, double glazed Victorian lantern, wall lights, spotlights, laminate flooring, and two radiators.

## Family Room

19' 1" x 10' 9" ( 5.82m x 3.28m )

Two double glazed windows to the side, double glazed French patio doors to the front, and double-glazed window to the front. Feature cask iron fireplace, original wooden flooring, wall lights, and radiator.

## Landing

Double glazed window to the front, wall lights, and radiator.

## Bedroom One

15' x 13' ( 4.57m x 3.96m )

Double glazed sash window to the rear, double glazed French patio doors to the side leading to the balcony, feature cask iron fireplace, built-in-wardrobe, wall lights, and radiator.

## En-Suite

Victorian style en-suite comprising: sash window to the rear, shower cubicle with rain fall shower head and hand shower attachment, low level W.C., vanity hand wash basin, chrome 'ladder; style towel radiator, shaver point, tiled flooring, spotlights, and extractor fan.

## Bedroom Two

14' 6" x 14' 6" maximum ( 4.42m x 4.42m maximum )

Two sash windows to the rear, built-in-wardrobe, wall lights, radiator, and loft access-part boarded.

## En-Suite

Sash window to the rear, panel bath with hand shower attachment, tiled shower cubicle, low level W.C., hand wash basin, part tiled walls, chrome 'ladder' style towel radiator, tiled flooring, spotlights, shaver point, and extractor fan.

## Bedroom Three

13' 4" x 10' 8" ( 4.06m x 3.25m )

Dual aspect with double glazed window to the front, and window to the side, feature fireplace, three built-in-wardrobes, built-in-shelving, and radiator.

## Bedroom Four

11' 4" x 10' 9" ( 3.45m x 3.28m )

Double glazed window to the front, and radiator.

## Bathroom

Double glazed window to the front, panel bath with shower over and hand shower attachment, low level W.C., chrome 'ladder' style towel radiator, spotlights, extractor fan, and tiled flooring.

## Out Building

## Hall

## Guest Suite

21' 2" x 8' 8" ( 6.45m x 2.64m )

Double glazed door to the side, and three double glazed windows either side, two double glazed velux windows, wall mounted heater, spotlights, wooden flooring, and exposed beams.

## En-Suite

Double glazed window to the front, tiled shower cubicle, low level W.C., hand wash basin, extractor fan, and tiled flooring.

## Outbuilding - Utility

Space and plumbing for washing machine, space and plumbing for tumble dryer, space for fridge/freezer, and light.

## Garage

16' 5" x 9' 2" ( 5.00m x 2.79m )

Double doors to the front, power, and lighting.

## Front Garden

Gated driveway with extensive parking to the front for several cars, mature shrubs surrounding, hedgerow and bush borders.

## Rear Garden

Stunning South-West facing mature grounds, various seating areas, laid to lawn, established trees and hedging, mature planting, and a featured full size tennis court.















Total floor area 261.9 m<sup>2</sup> (2,819 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)

**Connells**

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, head north towards Antlands Lane, turn right onto B2037. Turn right onto East Hill Lane and follow the road. The property can be found on the right-hand side.

EPC Rating: E Council Tax  
 Band: G

Tenure: Freehold

view this property online [connells.co.uk/Property/COP404250](http://connells.co.uk/Property/COP404250)



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Property Ref: COP404250 - 0010