



**Shipley Bridge Lane, Copthorne**

Guide Price **£700,000 – £725,000**



**MANSELL  
McTAGGART**  
Trusted since 1947

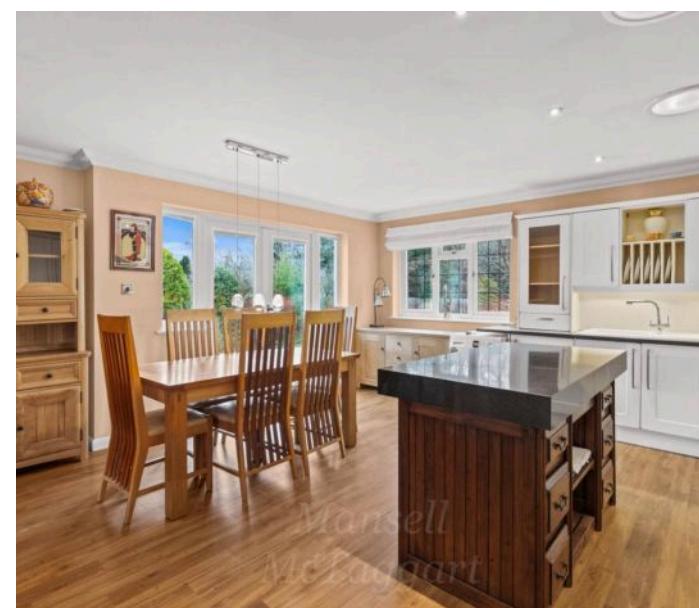


An opportunity to purchase a well-maintained and immaculately presented 3-bedroom two-bathroom extended detached bungalow. Set back from the road in a larger-than-average plot with off-road parking for multiple cars—a quiet location in the popular village of Copthorne. No chain.

The bungalow is set back from the road, with high hedges ensuring privacy. A herringbone-pattern brick-paved area creates a turning space and provides off-road parking for multiple cars. It is fenced on both sides, with access to the rear garden to the left and a curved brick-edged flower bed with heathers and shrubs to the right of the front door.

The entrance porch has ceramic flooring and is a valuable space for coats and shoes, with windows on the front and side. The door ahead opens into the hall with the lounge to the right leading into the kitchen/diner, along the corridor to the left leads to bedrooms 2, 3 and family bathroom to the rear with the master bedroom, en-suite and cloakroom to the front.

The lounge is a generously proportioned room with two windows to the front and a feature fireplace. This has a log burner on a slate hearth with a brick surround, a brick chimney breast, and a wood mantelpiece. Double bevel-edged Georgian-paned double doors open into the kitchen/diner.





There is a window ahead, and to the left, there are double doors, with windows on each side, opening onto the large terrace in the rear garden. The kitchen/diner is well-equipped, which creates the wow factor together with its size. There is a dining table with six chairs and a freestanding dresser. A good-sized island has a wine rack, drawers and storage on both sides. Attractive dark worksurfaces create an effective contrast with a good range of wall and base units, including a plate rack above the white sink and drainer. Integrated items include a washing machine and a dishwasher with space and plumbing for a drier and an American-style fridge/freezer. There is a Rangemaster cooker with five burners, a hot plate, a grill and a double oven with a large extractor above.



Moving along the corridor, the cloakroom is to the front of the bungalow and has a white WC with built-in cupboards together with a whitewash hand basin with a vanity unit below and a frosted window to the side. To the rear is the large family bathroom, which has a superb roll-top bath, white WC and wash hand basin with a separate shower cubicle. There is a frosted window at the far end and currently with a slim line full height storage cupboard. There are ceiling spotlights and a chrome ladder-style radiator. The loft can be accessed from here.

Bedrooms 2 and 3 are also to the rear of the property, overlooking the garden. Bedroom 3 is a good-sized single and can fit a double bed (if the bed is on either of the two non-window walls), a built-in cupboard incorporating the airing cupboard, together with shelving providing useful storage. Bedroom 2 is a large double that is presently used as a study/lounge. It has two Velux windows and double doors open onto the rear terrace.

The master bedroom is to the front and has two windows, ensuring that it is light and airy. There are built-in wardrobes along one wall with space for additional bedroom furniture. The en-suite has a large shower with a curved screen, a white WC, and a curved wash hand basin with feature pearlescent splashback tiling. There is a chrome ladder-style radiator, together with a chrome towel rack, ceiling spotlights, and a frosted window.





#### Outside:

The bungalow is set back from the road, with high hedges ensuring privacy. A herringbone-pattern brick-paved area creates a turning space and provides off-road parking for multiple cars. It is fenced on both sides, with access to the rear garden to the left and a curved brick-edged flower bed with heathers and shrubs to the right of the front door.

The property is set in a larger-than-average plot with an exceptionally spacious and private rear garden that is not overlooked. There is a sizeable brick-paved terrace and a fishpond alongside. To the left is a summer house, tucked away to the right, a garden store and, at the far end, a garden shed. There is an expanse of lawn with established trees, shrubs and flowers in borders on both sides and across the rear boundary. It is fully fenced, making it safe for children and pet friendly. It is a quiet haven for birds and ideal for relaxing and socialising with family and friends.

#### Agents Note:

The vendor has advised that there is a Worcester Bosch boiler with 10-year warranty.

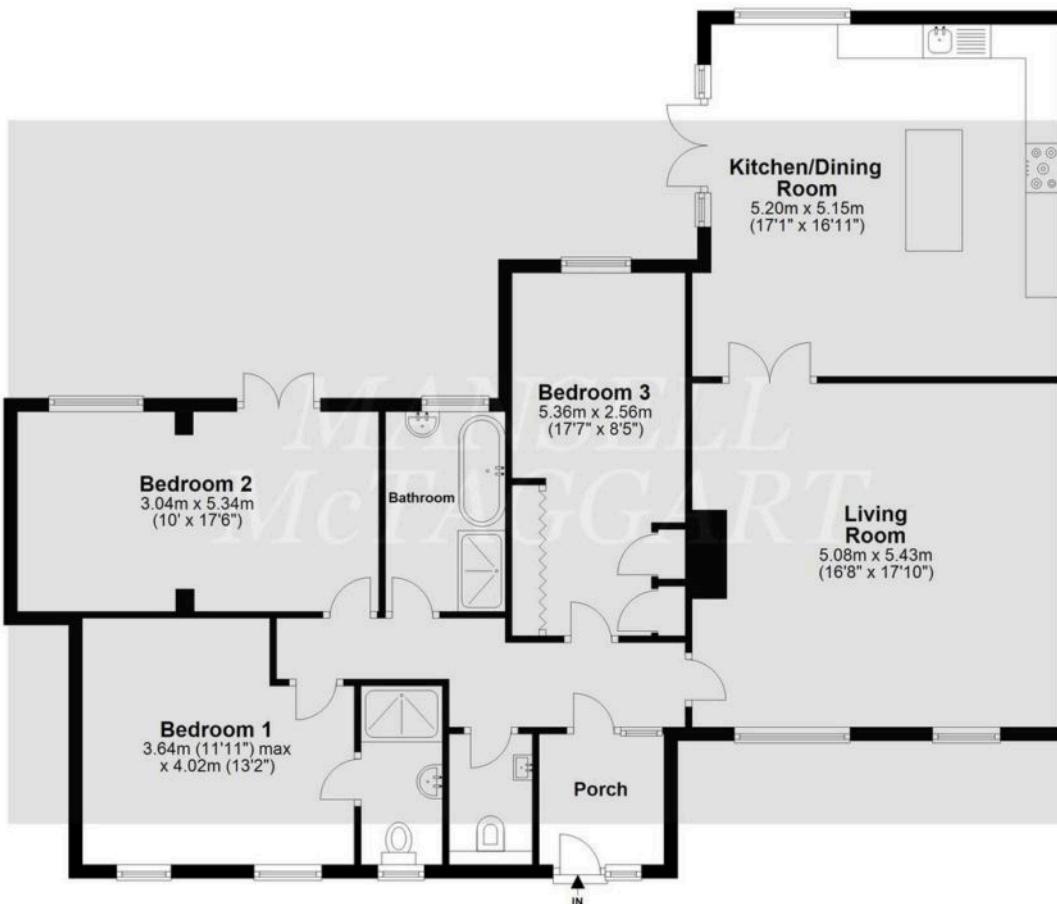


**LOCATION** - Copthorne Village is situated on the eastern side of Crawley, close to open countryside and within a short walking distance of the local village facilities which include public houses, a convenience store, post office and an excellent local school. There is a sports club close by and nearby Crawley town provides more comprehensive shopping and recreation facilities. Three Bridges mainline railway station providing fast and frequent services to London (approx 35 minutes) and Brighton (approx 30 minutes) is within a short drive. Gatwick Airport and access to the M23 are also within easy reach.

- An opportunity to purchase a well-maintained and immaculately presented 3-bedroom, two-bathroom detached bungalow
- Set back from the road with a herringbone pattern brick-paved area with space for turning and providing off-road parking for multiple cars
- Sympathetically extended with wow factor kitchen/diner, spacious lounge, 3 bedrooms, en-suite shower room, family bathroom and cloakroom
- Well-maintained and immaculately presented with cream carpets, wood interior doors, fretwork covered radiators and attractive décor
- Larger than average rear garden, which is not overlooked with a summer house, garden store, garden shed, fishpond, terrace and established planting
- 2025 fitted Worcester Bosch boiler with 10-year warranty
- Council Tax Band 'E' and EPC 'C'



**Ground Floor**  
Approx. 123.5 sq. metres (1329.8 sq. feet)



Total area: approx. 123.5 sq. metres (1329.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

[copthorne@mansellmctaggart.co.uk](mailto:copthorne@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/copthorne/](http://www.mansellmctaggart.co.uk/branch/copthorne/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.