



Copthorne Common, Copthorne

£1,150,000



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This striking period property is a Georgian family home and, together with its 1.2 acres (tbv) has an immediate sense of grandeur. It is approached via two brick pillars with newly installed electric double gates leading to an area of parking for numerous cars. Beyond this is a paved courtyard with an entrance to the lobby and kitchen to the left. Ahead there is an outbuilding, currently used as offices with two windows overlooking the courtyard together with storage areas above, adjacent and to the rear which offers the potential to create a separate annexe (STPP).

Entering the house, there is a quarry tiled floor in the lobby leading into the kitchen with the breakfast room up a few steps and to the left. The kitchen has a good range of white wall and base units with marble effect white work surfaces. Integrated appliances include a Bosch dishwasher, Neff double electric oven and a Neff 5-ring gas burner with space for both a large free-standing fridge and also a freezer. There is a one and a half bowl sink beneath the window overlooking the sunny courtyard with another large window further along and a smaller window at the far end. Beyond this, to the left, is a utility area with space for further appliances, a wide shelf for storage and a base unit beneath a window overlooking the garden together with a chrome ladder style radiator.

Across the hallway are further reception rooms and the real sense of grandeur of this large, family home is apparent given the imposing Georgian front door with large brass knocker and opening to give a view of the grand staircase ahead with curved stair rail. Of the three reception rooms, ahead is the formal dining room which has a fireplace suitable for an open fire or to install a wood burner and there is a quarry tiled hearth and wood surround. The room is dual aspect with a sash window to the side with French doors ahead complete with French style handles and opening to the garden with brick paved steps down and a pathway along to the West facing stone terrace further along.





The next room along is the study/office which is ideal for those working from home or for a teenager looking to create a snug of their own. Again, there are original, period cupboards and a sash window at the far end. Ahead and to the right, is the cloakroom with a white WC and wash hand basin. Opposite and under the stairs is the doorway for the cellar which is a good size and the oil-fired boiler is located here.

Further along is the spacious sitting room with double glazed picture windows at the far end and double windows along the other wall. The focal point in the room is the fireplace with a wood burning stove. There is a brick hearth and surround together with a bressummer beam and shelving on either side creating a homely feel in a spacious room to be enjoyed winter or summer.

Moving upstairs, there are 5 double bedrooms and a delightfully quirky layout characteristic of a period property with some steps up in either direction from the spacious landing. The master bedroom is a large room and well-proportioned with dual aspect and superb storage comprising 5 double built-in wardrobes along the entire length of one wall. The en-suite bathroom is also a large room and has a blue suite comprising a corner bath, shower cubicle, wash hand basin, WC and bidet together with a large window overlooking the garden. The guest bedroom is also generously proportioned and has a sash window to the front of the house. Again, there is excellent storage with 3 double built-in wardrobes together and 2 further separate built-in wardrobes. The en-suite bathroom has a blue suite comprising a bath, wash hand basin and WC. Bedrooms 3 and 4 are both good size doubles with sash windows and each has a wash hand basin and a built-in wardrobe.



Bedroom 5 is a double room with two large sash windows and was, previously, two separate rooms and has the potential to be re-configured according to individual requirements. Currently, it is used as a bedsit with a double bed at the far end opposite one of the windows. Next there is a shower cubicle and wash hand basin and then a study /seating area with settee on one side and computer desk on the other side under the window. For a teenager or an older relative this provides flexibility for independent living whilst still in close proximity to the rest of the family. The loft room runs across the house and has two Velux windows and has the potential to create bedroom 6 or playroom (STPP) according to personal circumstances. From the corridor there is a lobby leading to the family bathroom which is a spacious room with a white suite comprising a bath and a wash hand basin with large airing cupboard housing the hot water cylinder with a separate WC adjacent to the bathroom.

Outside:

On one side of the courtyard there is a detached outbuilding which is currently used as offices. It has two windows overlooking the courtyard and an upper floor used as storage with further storage in outbuildings to the right and to the rear both of which have power and light together with another outbuilding away to the front. Together these provide the potential to create an annexe (STPP) if required. The wrap around gardens of approximately 1.2 acres (tbv) are a delight with beautiful established planting with a range of flowers, shrubs and trees together with a tennis court, terraces and sunny courtyard. Arriving at the property there are two brick pillars with newly installed electric double gates leading to an area of parking for numerous cars. There is a magnificent Wisteria on one side and, on the other side, Rhododendrons a Camelia and an Apple tree.





Beyond the parking area an attractive low brick wall with a gate leads into the courtyard which has brick paving and is a delightfully sunny spot with the outbuildings ahead. There is a gravel pathway bordered with Hydrangeas and Lavender leading across the house, passing the front door and further round to meet up with the brick steps from the dining room. There is an elevated section with a stone path and West facing stone terrace from which to enjoy the setting sun. Beyond this the pathway continues to another seating area which is ideal for BBQs and socialising with the tennis court ahead. Additional features include an arbour with attractive planting such as Peonies, Roses and lovely blossom in the Spring with Apple and Fig trees in the background. There is a sunken pond, an enclosed area with a curved brick wall and along here there is a mass of Bluebells in the Spring as well. Established trees such as Oaks, Holly, Yew and Silver Birch all contribute to a sense of parkland with expanses of lawn planted with Daffodils making it quite idyllic.



Location

Copthorne Village is situated on the eastern side of Crawley close to open countryside. The property is within a short distance of local facilities including public houses, 3 convenience stores, hairdressers, post office, doctor's surgery, florists and excellent village schools including Copthorne Preparatory. There are also a number of bus routes that provide links to the surrounding areas. Copthorne Golf Club and the Copthorne Hotel, providing gym/leisure facilities, are also close by. Crawley town centre with its excellent selection of shops, restaurants, recreation facilities, schools and college, is approximately four miles distance.

- Master bedroom with en-suite bathroom and guest bedroom with en-suite bathroom
- Beautiful, well-stocked gardens of 1.2 acres(tbv) together with a tennis court and a sunny courtyard
- Rooms within the property could be re-configured and/or further use made of the loft room (STPP)
- Family bathroom with bath, wash hand basin and WC
- Kitchen and utility area, breakfast room and family/playroom
- Spacious sitting room, formal dining room, study/office, cloakroom and cellar
- 3 further double room and bedrooms 3 & 4 with wash hand basin and bedroom 5 with shower and wash hand basin
- Parking area for numerous cars set within a plot of 1.2 acres (tbv)
- Outbuildings offer the potential to create a separate annexe (STPP)
- Council Tax Band 'G' and EPC 'E'





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