



Oak Close, Copthorne

Guide Price £650,000 - £675,000

**MANSELL
McTAGGART**
Trusted since 1947





- A beautifully redesigned and refurbished five-bedroom detached home
- Quiet cul-de-sac setting in the sought-after village of Copthorne
- Spacious living room with a feature fireplace
- Modern open-plan kitchen/dining room with double doors to the south-facing landscaped garden
- Utility room with space for freestanding appliances
- Ground floor shower room plus separate family bathroom
- Flexible layout with a ground-floor bedroom, five/family room
- Generous driveway with parking for several vehicles
- South-facing rear garden with patio, lawn, mature shrubs and two sheds
- Council Tax Band 'E' and EPC 'C'

Set within a quiet residential cul-de-sac in the highly regarded village of Copthorne, this beautifully refurbished and redesigned five-bedroom detached family home offers spacious, well-balanced accommodation perfectly suited to modern family life. Thoughtfully updated throughout, the property combines contemporary finishes with a flexible layout and generous outdoor space.



The property is entered via a welcoming entrance hall, providing immediate access to the main living areas and featuring a useful storage cupboard for coats, shoes and everyday essentials. Stairs rise to the first floor, creating a natural sense of separation between living and sleeping accommodations. The main living room is a generous and inviting space, centred around an attractive feature fireplace that provides a focal point for both family relaxation and entertaining. Large windows allow natural light to flood the room, enhancing the sense of comfort and warmth.



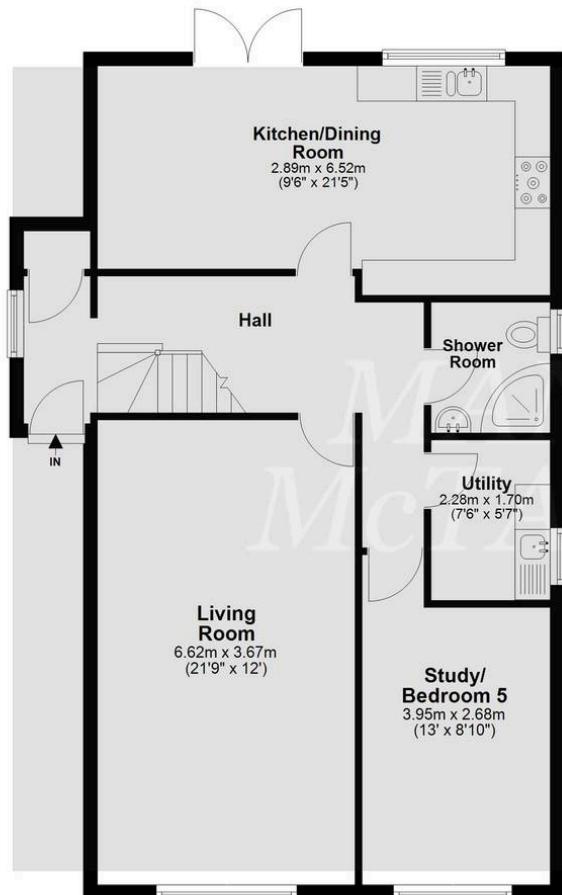
To the rear of the home lies the impressive open-plan kitchen and dining room, designed with both functionality and social living in mind. The kitchen is fitted with a comprehensive range of wall and base units, offering excellent storage, and is perfectly suited to accommodate a double range cooker and American-style fridge/freezer. The dining area comfortably accommodates a large table, making it ideal for family meals and hosting guests. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Further enhancing the ground floor is a modern shower room, fitted with a WC, wash basin and shower, alongside a practical utility room with additional storage and space for both a washing machine and tumble dryer. A ground-floor bedroom completes this level, offering excellent flexibility as a guest room, home office, playroom or accommodation for multi-generational living.

The first floor offers four further well-proportioned bedrooms, all providing comfortable accommodation. The primary bedroom is particularly generous and benefits from built-in wardrobes, offering ample storage. The remaining bedrooms are equally versatile, suitable for children, guests or home working. The family bathroom is finished to a high standard and comprises a bath, separate shower cubicle, WC and wash basin, catering perfectly to the needs of a busy household.

To the front, the property benefits from a substantial driveway providing off-road parking for multiple vehicles. Side access leads to the private rear garden, which has been designed for both relaxation and practicality. A paved patio area offers an ideal space for outdoor dining and entertaining, while a pathway leads to a well-maintained lawn bordered by mature shrubs, providing privacy and a pleasant outlook. The garden also features two useful storage sheds, one of which is located within a fenced section of the garden, ideal for additional storage or a more secluded area.

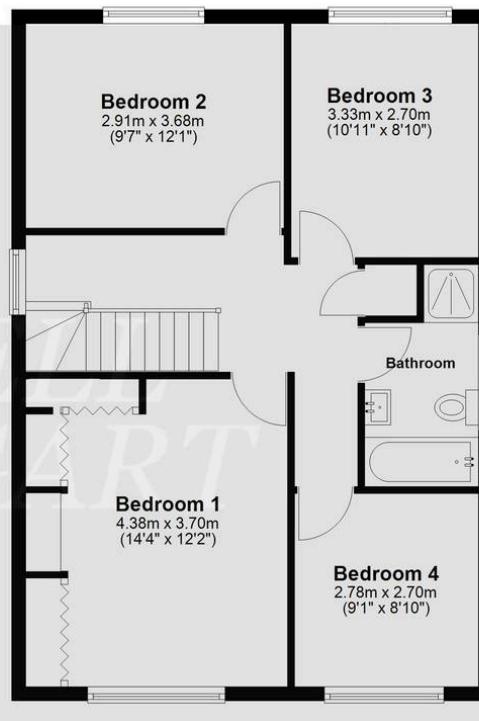
Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



Total area: approx. 139.4 sq. metres (1500.5 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 buyer.
Plan produced using PlanUp.

Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

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.