



West Park Road, Copthorne, RH10 3EX
Asking Price Of £925,000 Freehold



West Park Road, Cophorne

4 Bedrooms, 3 Bathrooms,
Asking Price Of £925,000

- Contemporary Home on 0.4 Acre Plot
- Extensive Gardens & Terrace
- Electric Gates & Ample Parking
- Privacy & Seclusion
- Three Reception Areas
- EPC Rating: D
- Permission granted to extend loft



Set on a lovely plot of over a third of an acre this contemporary home offers versatile lateral living in a quiet village location but with easy access to rail and road transport connections.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Double electric gates open into the gravelled driveway and sweep you towards the oak car barn and the off-road parking for numerous vehicles.

This well-maintained home benefits from the recent addition of an oak framed porchway added for a grand feel, As you walk into the property you are welcomed by bright and flexible spaces for the modern family.

In the main living kitchen area bi-folding doors have been added to give the perfect inside outside flow, this is a great space for those who like to entertain. The kitchen with breakfast island, dining space and family snug combine to make this space versatile for family use and the heart of the home.

Further reception rooms include a large family lounge area with wood burner for an added cozy feel and the conservatory with dual French doors that open to the garden and the west facing terrace. This area is very private being set to one side of the home and contains a full bathroom with dual sinks and the primary bedroom that also offers French doors opening to the rear garden.

The other three double bedrooms, a 2nd full bathroom and the stairs leading to the study are all located on the other side of the hallway.

The owners have extended into the loft space to create a study suite with a difference, the room also has bathroom facilities.

Outside, the home is set on a total plot of over a third of an acre surrounded by many mature trees.

At the rear the garden opens into an expanse of lawn and large terrace that extends the full width of the property to fully enjoy those al-fresco moments.

The drive at the front offers parking for five or more vehicles, a wood framed car barn with light, power and car charging point and a good degree of seclusion provided by the front hedges.

Enjoying a high degree of privacy this home is one not to be missed.



Situated on the outskirts of the village of Copthorne this property is close to open fields and countryside. Copthorne provides a range of village amenities including village stores, pubs and primary school. More comprehensive shopping & leisure facilities can be found in Crawley and East Grinstead town centres, both about 5 miles distant. There is excellent road access to the M23 and A22 for access to the wider motorway network and London. The nearest rail stations with links to London, Brighton and beyond are Three Bridges, Gatwick Airport and East Grinstead.

Price: £925,000

Tenure: Freehold

Council Tax Band: F

Tandridge District Council

EPC Rating D

Property Type: Detached House

Mains Services: Gas/Electricity/Water/Drainage

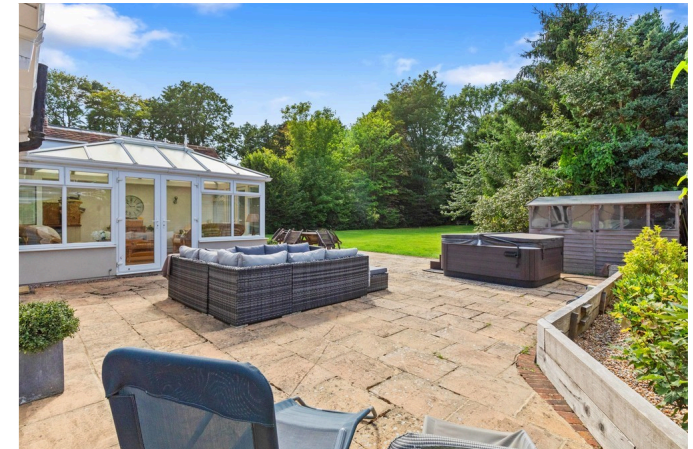
Heating Type: Gas radiator central heating

Broadband information: Between 17 and 56 Mbps

Mobile Coverage: Check with providers

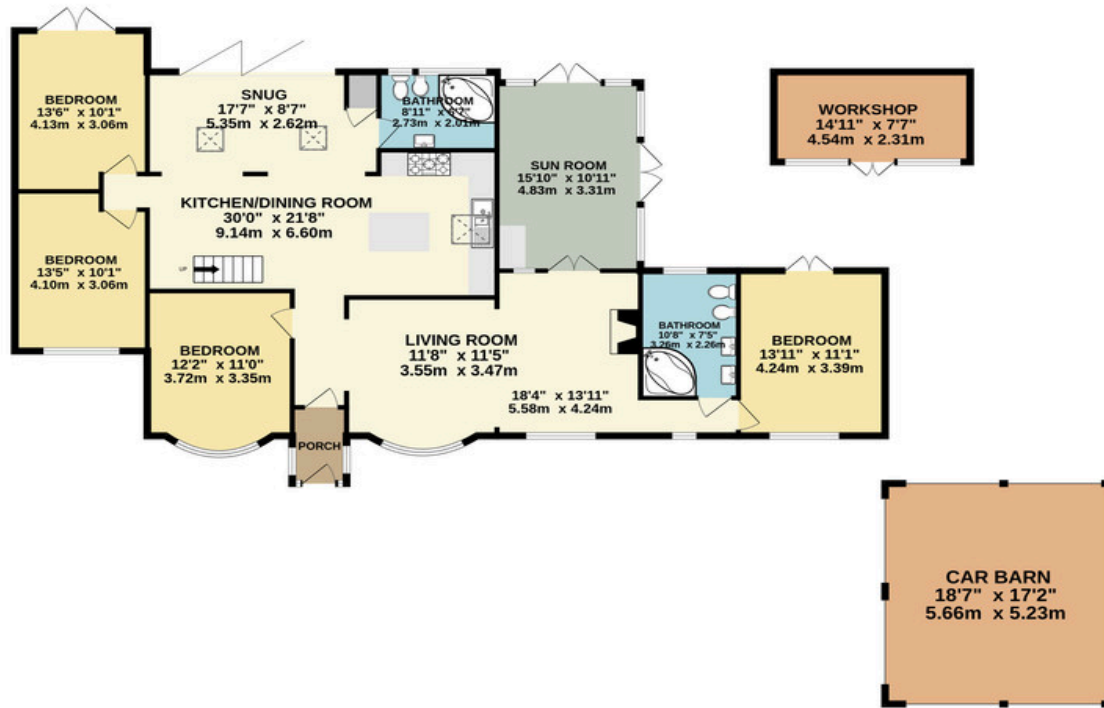
Parking Type: Private Off-Road Parking

Flood/Erosion Risk: Low

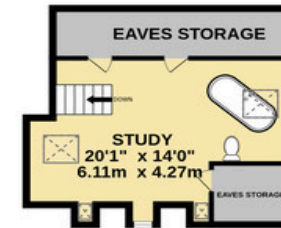




GROUND FLOOR
2120 sq.ft. (197.0 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 2452 sq.ft. (227.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Martin & Co (Crawley & East Grinstead)

3 Brittingham House • Orchard Street • Crawley • RH11 7AE

T: 01293 735000 • E: crawley@martinco.com

01293 735000

<http://www.martinco.com>


MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.