



# The Meadow, Copthorne

In Excess of £575,000

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- 3 Bedroom detached family home
- Popular village location near schools and amenities
- Double driveway with parking for 4 cars
- Garage space with a converted utility room
- Good size front and rear garden
- Tesla Powerwall, solar panels and EV charging point
- Council Tax Band 'E' and EPC 'B'

Beautifully Presented 3-Bedroom Detached Home with Eco-Friendly Features & Extension Potential (STPP)– The Meadow, Copthorne Village

Welcome to this well-presented three-bedroom detached home, ideally situated in the heart of Copthorne Village on the sought-after road, *The Meadow*. Offering excellent scope to extend (STPP) and a host of energy-efficient features, this property combines comfort, practicality, and future potential (STPP).

#### Exterior & Driveway

Set back from the road, the property benefits from an impressive frontage with two separate driveways, providing ample parking for multiple vehicles, along with access to an attached garage via an electric roller door.

#### Ground Floor

Upon entering, you are greeted by a useful porch with built-in shoe storage, which opens into a welcoming hallway with additional under stairs storage. To the left sits the bright and spacious living room, filled with natural light from a large front-facing window and complemented by an gas fireplace – ideal for cosy winter evenings. This flows seamlessly into a generous conservatory, offering a peaceful spot to relax or entertain while overlooking the garden.





The kitchen is well maintained and fully functional, offering ample storage, an integrated oven and grill, and space for a fridge and dishwasher. From here, you have access to a downstairs WC and the garage. The garage has been partially converted to include a well-equipped utility area with space for two freezers, a washing machine and dryer, and also houses the **brand-new boiler (installed in 2024)** and a **Tesla Powerwall**.

### First Floor

Upstairs you'll find two spacious double bedrooms and a single bedroom, all complete with built-in wardrobes. The recently refurbished family bathroom features a modern walk-in power shower, vanity unit, and WC. A handy airing cupboard provides additional storage, and there is access to a partially boarded loft via a hatch.

### Garden & Extension Opportunity

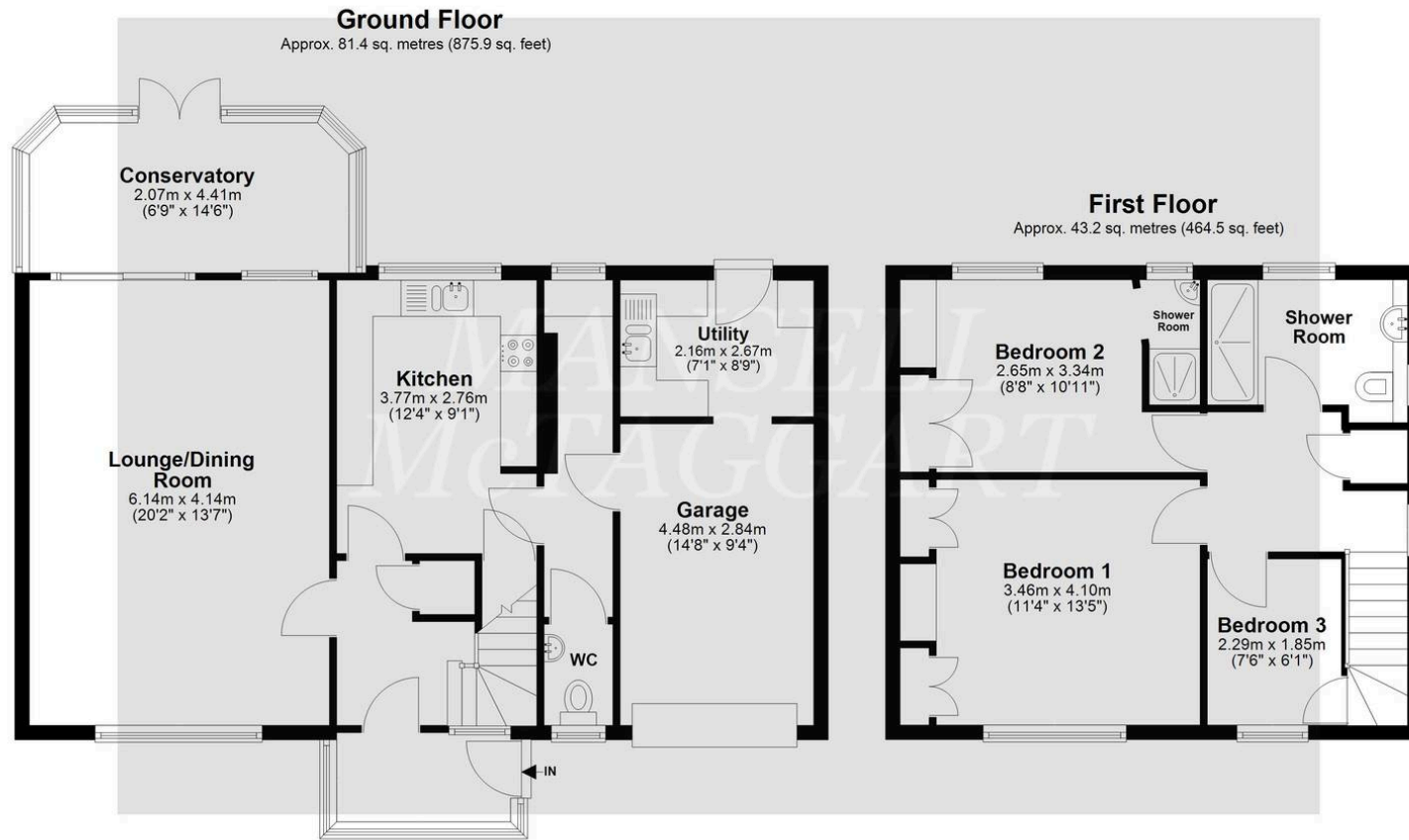
The south-facing rear garden is a real highlight – beautifully maintained and featuring a large patio area, lawn, flower beds, and dedicated planting zones. To the side of the house is a generous space currently used as garden, which could be ideal for a side extension. There's also potential to extend above the garage to create additional living space upstairs (STPP).

### Eco & Smart Home Features

This home has been thoughtfully updated with a range of energy-efficient technologies, including:

- **Tesla Powerwall & Solar Panels** – Reduce your energy bills and sell excess energy back to the grid.
- **EV Charging Point** – Conveniently linked to the solar system.
- **Smart Thermostatic Radiator Valves** – For intelligent, energy-saving heating control.
- **Cavity Wall & Loft Insulation** – Enhancing warmth and efficiency.
- **CCTV System** – Providing added security and peace of mind.





Total area: approx. 124.5 sq. metres (1340.4 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.

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