



Charlwood Close, Copthorne
£750,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Council Tax Band 'G' and EPC 'tbc'

A spacious and attractive four bedroom detached family home built by Mr G. Day in 1989, situated in a private cul-de-sac in the heart of Copthorne village with landscaped west-facing garden, garage and parking for three cars.

This beautifully presented detached family home is located in an exclusive private cul-de-sac of just four properties, built by an independent developer. The property offers versatile living space, four well-proportioned bedrooms, landscaped gardens, and the convenience of village living, all within easy reach of local amenities, schools, and transport links. An oak front door opens into the entrance porch, leading to a bright and welcoming entrance hall with an under-stairs cupboard, providing storage for coats, shoes, and household essentials. To the front next to the study off the hall a downstairs toilet with the study making an ideal home office or playroom, with ample space for a desk and freestanding furniture. The kitchen lies at the rear of the property and is fitted with a modern range of wall and base units, worktops, and a sink unit. Integrated appliances include a fridge-freezer, dishwasher, gas hob, and electric oven, all set against ceramic tiled flooring. A door provides direct access to the rear garden. Adjoining the kitchen, the utility room offers a practical secondary workspace with additional storage units, sink, and plumbing for a washing machine, along with space for a freestanding fridge-freezer. The dining room sits to the rear of the house and comfortably accommodates a six-person dining table, making it ideal for both family meals and entertaining with scope to create a kitchen-dining room if required.





The double-aspect living room is a highlight of the home, featuring an attractive brick inglenook fireplace. With ample room for multiple sofas and freestanding furniture, it is perfect for cosy evenings by the fire or relaxed family gatherings.

A staircase leads to the galleried landing, with loft access and an airing cupboard. The master bedroom is a spacious double with fitted wardrobes on two sides. It benefits from a private en-suite shower room, including a shower cubicle, pedestal wash basin, low-level WC, recessed spotlights, and a frosted window. Bedrooms two and three are both generously sized doubles, each with fitted wardrobes, while bedroom four provides a comfortable single, ideal for a child's room, guest room, or additional office. The family bathroom is well-appointed, featuring a Jacuzzi-style corner bath, wash hand basin with storage beneath, WC, recessed spotlights, heated towel rail, and frosted window.

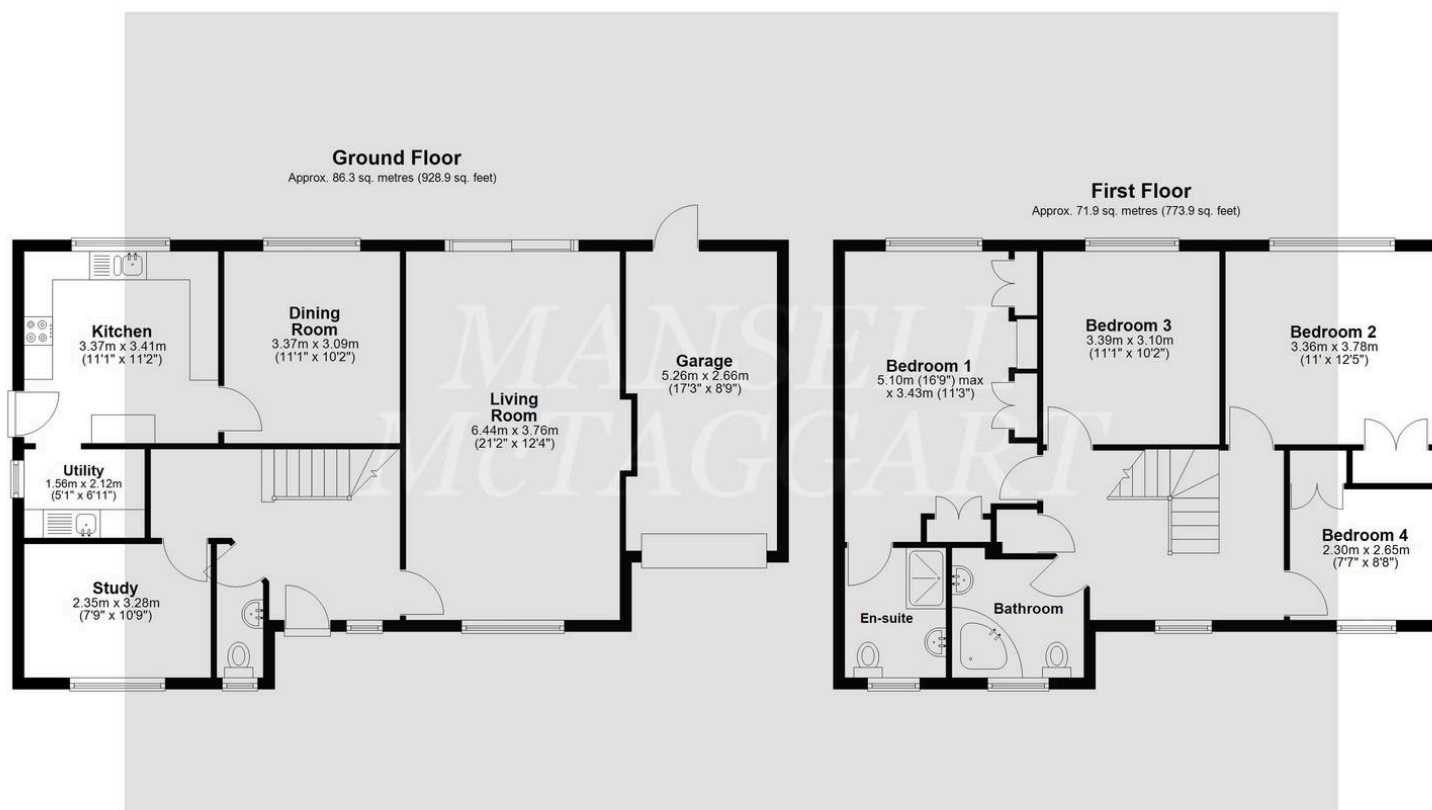
To the front, the property has a garage with an up-and-over door, power, and lighting and door to garden. There is private parking for three cars—one space in front of the garage and two further spaces in a bay next to the garage. A neatly kept lawn with mature shrubs and flower borders enhances kerb appeal.

Side access leads to the landscaped west-facing rear garden, designed for both relaxation and outdoor entertaining. It is mainly laid to lawn with a generous patio, established flowerbeds on three sides, and mature hedging, all enclosed by wooden panel fencing for privacy.

Agents Note – The four homes within the cul-de-sac jointly own a management company responsible for the upkeep and maintenance of the private road.

There is an annual service charge of £150.





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.