



Borers Arms Road, Copthorne

£850,000



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An opportunity to purchase a recently refurbished and immaculately presented 4-bedroom, 2-bathroom family home, complete with a block-paved driveway and lay-by, providing off-road parking for 6-8 cars. Set within a plot of approximately one third of an acre (tbv) with a landscaped rear garden with a koi pond in a tranquil setting with fields beyond.

Approaching the property, a small lay-by provides off-road parking. Parking for two cars, apron frontage with a curved, block-paved driveway leading to the garage ahead, and off-road parking for a further 4-6 vehicles, currently featuring an electric charger. There are brick-edged flower borders, an area of lawn and a monkey puzzle tree with access to the rear garden on both sides. There is a post and rail fence along the right-hand boundary, with hedges to the left-hand side and at the front, ensuring privacy, together with established planting, including a lovely wisteria along the front of the house. There is an open porch with quarry tiles and an area to the side for storing logs, with the front door ahead.

Entering the house, there is a spacious hallway with double herringbone flooring, flowing throughout, along with oak doors, dual-aspect rooms, and the luxury of underfloor heating in the open-plan kitchen/diner and the recently upgraded en-suite shower room. All these features reflect both high specifications and attention to detail.







To the left is the lounge, featuring a bay window with interior blinds at the front of the house. It is a spacious room with attractive décor in shades of grey and white, featuring ceiling spotlights that ensure it is both light and airy. The double-sided wood burner features a slate hearth and a storage area for logs adjacent to it.

The open-plan kitchen/diner has the wow factor, both in terms of size and specifications. The dining area presently has some seating and space for a dining table and 6-8 chairs. Ahead, large double doors are opening onto the patio, featuring angled full height glazing on each side. The kitchen features a large breakfast bar with three barstools on one side, storage on the other side, and curved cupboards at the end. There are two large windows overlooking the rear garden, and beneath one of these, a Franke sink/drainage is located. There is a superb range of wall and base units with quartz worktops. Integrated items include two Neff ovens, one of which features a hide-and-slide door, and the other is a microwave/oven. Additionally, there is a Miele warming drawer and a contemporary Elica induction hob with four burners, which bridge the gap and an extractor in the centre, combining Italian design with functionality. There is space and plumbing for an American-style fridge/freezer, and currently, it is a Liebherr. The utility room has been refurbished and features a Franke sink/drainage, an integrated wine fridge, as well as space and plumbing for a washing machine and a tumble dryer. There is a full height glazed door to the rear garden, and at the opposite end, a door leads into the garage. The cloakroom has a contemporary white WC and wash hand basin, a slate grey radiator and a feature port hole window.





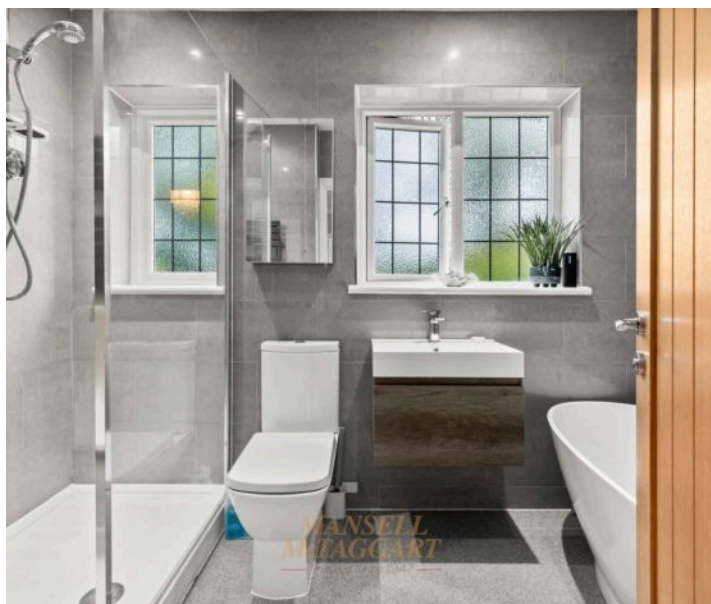
Moving upstairs, there is a large landing with a window overlooking the rear garden, ensuring plenty of light. There is a useful storage cupboard and access to the loft, which has a ladder, a light, and is boarded and insulated.

The master bedroom is located at the front of the house. It is very generously proportioned, currently featuring a super king-size bed, a run of free-standing wardrobes comprising three doubles, and plenty of space for additional bedroom furniture. The en-suite features the luxury of underfloor heating, handmade wall and floor tiles, and a large walk-in Aqualisa shower. There is a contemporary white WC with a concealed cistern and an oval wash hand basin, accompanied by a vanity unit below, together with a slate grey radiator.

Bedroom 2 is also to the front of the house and, again, is an exceptionally spacious double with a feature bay window. It has a built-in wardrobe with a cupboard above providing valuable storage space. Bedroom 3 is a good-sized double located to the rear of the house and also features a built-in double wardrobe. Bedroom 4 is a single bedroom to the front of the house. The family bathroom has a walk-in Aqualisa shower with attractive grey tiling and a slate grey radiator. There is a superb standalone stone oval bath, a contemporary white WC and a rectangular wash hand basin with a floating vanity unit.





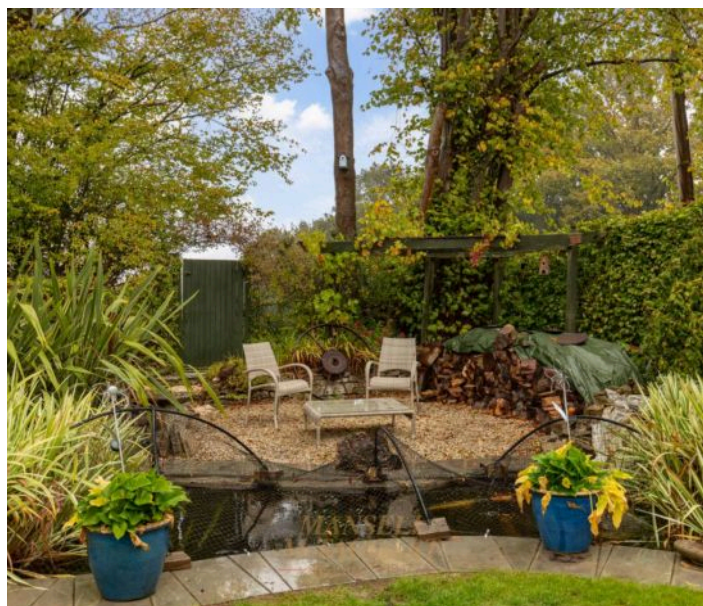


Approaching the property, a small lay-by provides off-road parking. Parking for two cars, apron frontage with a curved, block-paved driveway, the garage ahead, and off-road parking for a further 4-6 vehicles, currently featuring an electric charger. There are brick-edged flower borders, an area of lawn, and a monkey puzzle tree, with access to the rear garden on both sides. There is a post and rail fence along the right-hand boundary, with hedges to the left-hand side and across the front, ensuring privacy, together with established planting, including a lovely wisteria along the front of the property. There is an open porch with quarry tiles and an area to the side for storing logs, with the front door ahead. The rear garden features a patio adjacent to the house, with a low, slate-grey brick retaining wall in front. There is plenty of space for seating both here and on a raised area to the side, which accommodates sun loungers and is currently also equipped with a table and six chairs, making it a lovely space for both relaxing and entertaining. Further round and to the right, there is a large garden shed on a concrete base providing handy storage. The garden is fully fenced, making it safe for children and pet friendly. Ahead lies an expanse of lawn with mature trees and shrubs, including a magnolia with superb white blooms in the Springtime. At the far end, a white pebbled pathway to the left winds past a tiered rockery, leading to another seating area with a pergola, and is adjacent to the koi pond, with a gate into the field beyond. This larger-than-average plot, approximately one-third of an acre (TBV), provides both private and tranquil space to enjoy with family and friends.

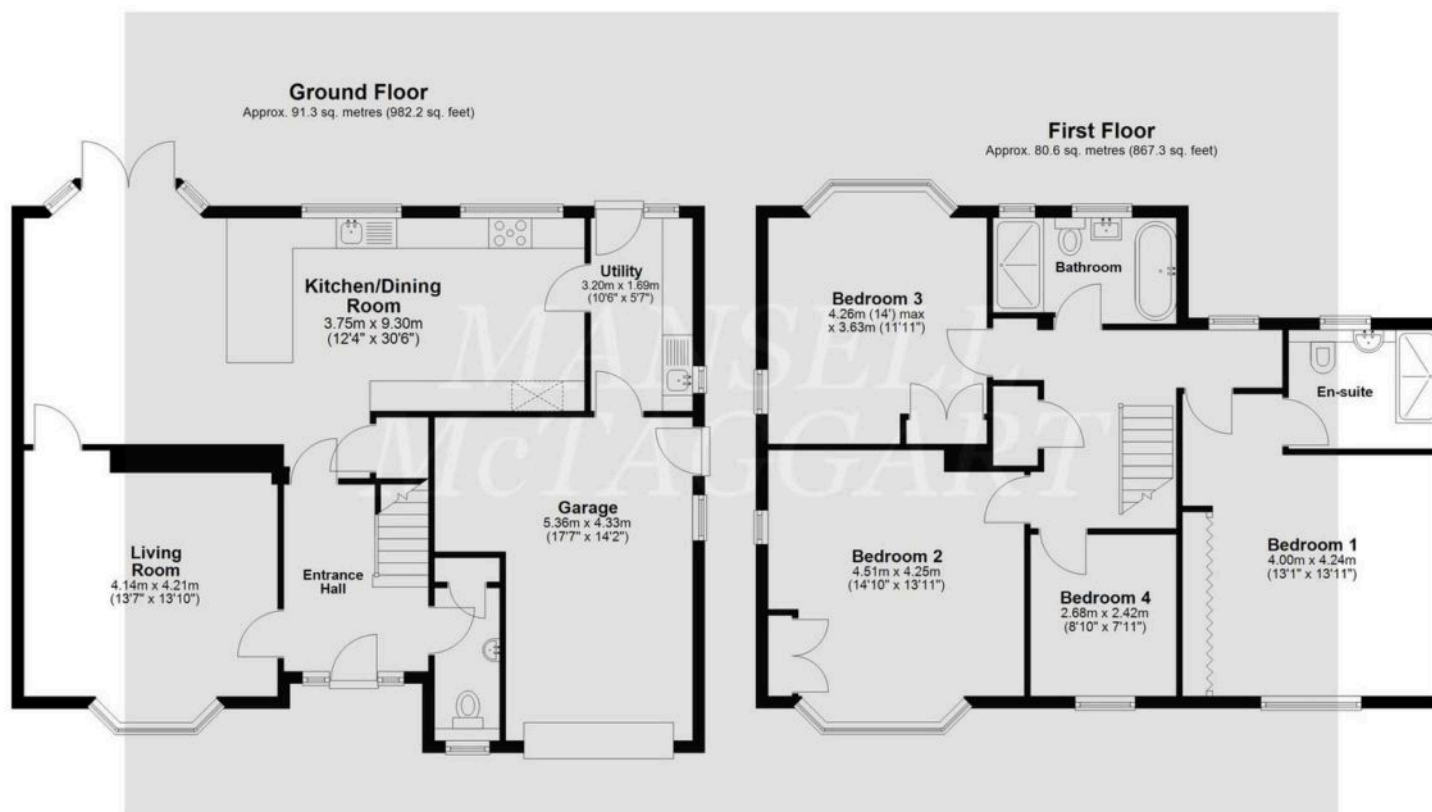


Copthorne Village is situated on the eastern side of Crawley, close to open countryside and within a short walking distance of the local village facilities which include public houses, a convenience store, post office and an excellent local school. There is a sports club close by and nearby Crawley town provides more comprehensive shopping and recreation facilities. Three Bridges mainline railway station providing fast and frequent services to London (approx 35 minutes) and Brighton (approx 30 minutes) is within a short drive. Gatwick Airport and access to the M23 are also within easy reach.

- An opportunity to purchase a recently refurbished and immaculately presented 4-bedroom, 2-bathroom family home
- A block-paved driveway and lay-by, providing off-road parking for 6-8 cars
- Recently refurbished with attention to detail, immaculately presented with attractive décor
- Lounge with a double-sided wood burner, wow factor open plan kitchen/diner, utility room and cloakroom
- Generously proportioned master bedroom with ensuite, two further double bedrooms, one single and a family bathroom
- Set within a plot of approximately one third of an acre (tbv) with a landscaped rear garden with a koi pond in a tranquil setting with fields beyond
- Council Tax Band 'F' and EPC 'D'







Total area: approx. 171.8 sq. metres (1849.5 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

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