



Brookhill Road, Copthorne
£850,000



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An opportunity to purchase a substantial 5 Bedroom 3 bathroom detached family home comprising 2165 Sq m/ ft. Garage and gravel driveway providing off-road parking for approximately 4-5 cars. Large rear garden which is not overlooked with 2 cabins and a garden shed. Located in the popular village of Copthorne.

Approaching the house there is a gravelled area leading to the integral garage and providing off-road parking for approximately 4-5 cars. The property has contemporary styling both internally and externally with attractive grey cladding on the upper elevations. There is access to the rear garden to the left and right with fencing on both boundaries. Along the front boundary there is high hedging ensuring privacy.

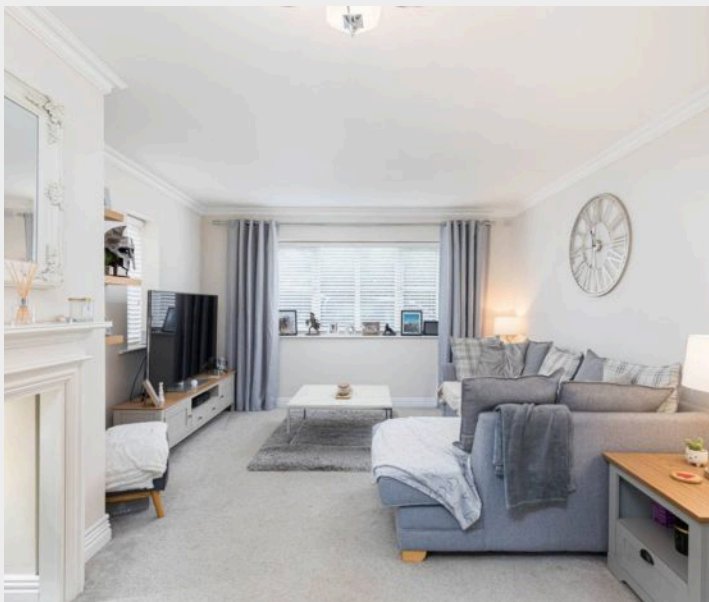
Entering the house there is a useful storage cupboard for coats and shoes immediately to the right, lounge on the right with the utility/cloakroom beyond. The stairs are ahead with a short corridor leading to the superb kitchen/breakfast/dining room. There is the luxury of underfloor heating throughout the downstairs with large, ceramic floor tiles together with glazed/solid wood internal doors.

The lounge is a well-proportioned room to the front of the house presently with two sofas. There are two windows to the side and a large window to the front. The fireplace with white surround provides a focal point in the room. Beyond is the utility/cloakroom and it is the location for the combi boiler which was purchased approximately 4 years ago and is under warranty with annual servicing. There is a white WC, window together with space and plumbing for a washing machine. There are wall and base units with mid grey work surfaces, tiled splashback and a sink and drainer.





Along the corridor, there are double doors opening into the open plan kitchen/breakfast/dining room which has the wow factor. It has a superb island presently with 4 bar stools to one side and, on the other side, a wine fridge, deep drawers providing really useful storage and a floating ceiling above. There is an excellent range of wall and base units together with quartz work surfaces. There is a double sink with a directional tap and spray nozzle beneath a large window overlooking the rear garden. Integrated items include a dishwasher, a 5-burner gas hob with mid-grey glass splashback and extractor above and two built-in ovens, microwave and steamer. There is space and plumbing for an American style fridge/freezer. The dining area is dual aspect with double doors opening onto the patio in the rear garden and also with a window to the side. It is spacious and currently has a sofa and dining table with 8 chairs.



Moving upstairs, there is an attractive glazed/solid wood balustrade with feature lighting to the left as you go up. There is a large landing with a window to the front of the house ensuring that it is light and bright. The master bedroom, dressing room and ensuite are to the rear of the house, guest bedroom and ensuite to the front with 3 further double bedrooms and family bathroom.



The master bedroom is generously proportioned presently with a king size bed and has double doors opening onto a Juliet balcony overlooking the rear garden. There is a good size dressing room with a window to the side of the house and an en-suite. This has a large walk-in shower with full height tiling and mid-height inset feature tiling. There is a white WC and twin wash hand basins with a large vanity unit below with two deep drawers. There is a frosted window to the side, spotlights and a chrome ladder style radiator.

The guest bedroom /bedroom 2 is a large double with a triple window to the front of the house. It has an ensuite shower room with full height tiling in the cubicle and attractive grey and white décor with a white WC, wash hand basin with grey splashback tiles together with a chrome ladder style radiator.

There are three further bedrooms with bedroom 3 a good size double to the rear. Bedrooms 3 and 4 are similar size doubles and a mirror image of each other with one to the front and the other to the rear of the house. The family bathroom has both a bath and a separate shower with full height tiling. The white suite comprises a bath, WC and contemporary, rectangular wash hand basin with a grey, two drawer vanity unit below.



Outside:

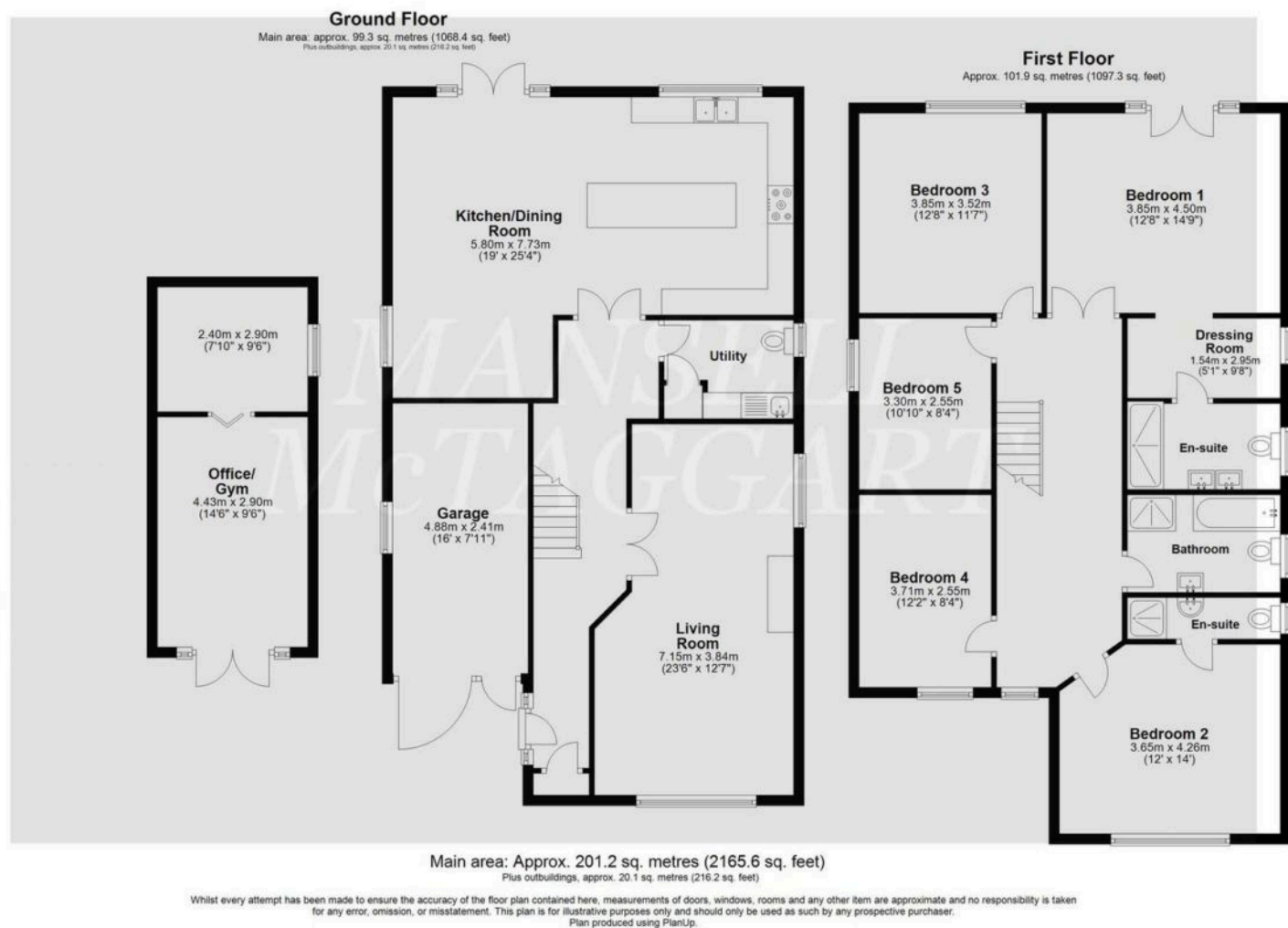
Approaching the house there is a gravelled area leading to the integral garage and providing off-road parking for approximately 4-5 cars. The property has contemporary styling both internally and externally with attractive grey cladding on the upper elevations. There is access to the rear garden to the left and right with fencing along both boundaries. Along the front boundary there is high hedging ensuring privacy.

In the rear garden there is a patio adjacent to the house running across the full width of the property. To the left there is a path leading to the far end of the garden with a large expanse of lawn. There are 2 cabins and the one to the left has double doors and is divided into two rooms with power and light. Presently used as a gym, it could be used as an office making it ideal for those working from home. The second cabin is currently used for storage with additional storage in the garden shed behind. There is established planting, and the garden is fully fenced making it safe for children and pet friendly. It is not overlooked and is a lovely outdoor space for both relaxing and socialising.

- Council Tax Band 'E' and EPC 'C'







Mansell McTaggart Copthorne

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