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## Mitchell Gardens, Copthorne

Guide Price £650,000 – £675,000

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- Attractive and spacious four-bedroom, two-bathroom detached family home
- Built by Taylor Wimpey in 2023 to the popular Manford design
- Contemporary kitchen/dining room with bi-fold doors opening to the rear garden
- Separate sitting room plus a family playroom/study
- Handy cloakroom/utility room on the ground floor
- Four good-sized double bedrooms, including a principal bedroom with en-suite - Modern family bathroom serving the additional bedrooms
- Low-maintenance east-facing rear garden with side access - Driveway parking for up to three cars, plus visitor parking directly outside
- Council Tax Band 'F' and EPC 'B'

A beautifully presented and well-designed four-bedroom, two-bathroom detached family home, built by Taylor Wimpey in 2023 to the popular *Manford* design, set on a desirable plot overlooking woodland beyond.

The property offers modern family living with generous proportions and a versatile layout. A spacious and light entrance hall welcomes you in, with an under-stairs storage cupboard and access to all principal ground-floor rooms. The cloakroom/utility room is fitted with a sink base unit, stone composite work surface, and space for a washing machine, adding practicality to the home. To the front of the property, a family room/study provides excellent flexibility — perfect as a home office, children's playroom, or cosy snug. The sitting room is a generous size, with a large window overlooking the attractive woodland, double doors opening into the impressive kitchen/dining room.







This open-plan space is the heart of the home, beautifully designed with an extensive range of wall and base units, a double electric oven, an induction hob, an integrated fridge/freezer, and a dishwasher. A breakfast bar provides space for casual dining. In contrast, the adjoining dining area can comfortably accommodate a family table and enjoys views of the garden through wide glazed doors, creating a bright and sociable living space. Part of the downstairs has Amtico Spacia Nordic Oak effect flooring and the kitchen has unit lights.

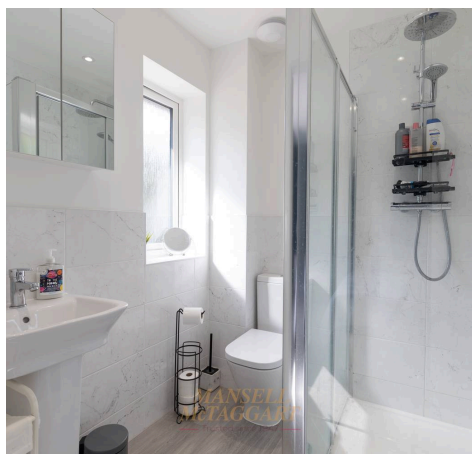
Upstairs, the landing is light and airy, featuring an airing cupboard and access to the loft. The principal bedroom is a spacious double with fitted wardrobes and a high-quality en-suite shower room. Three further double bedrooms provide ample space for family or guests, some with fitted wardrobes. All are served by a stylish family bathroom, complete with a bath and shower over, wash basin, WC, heated towel rail, and recessed spotlights.

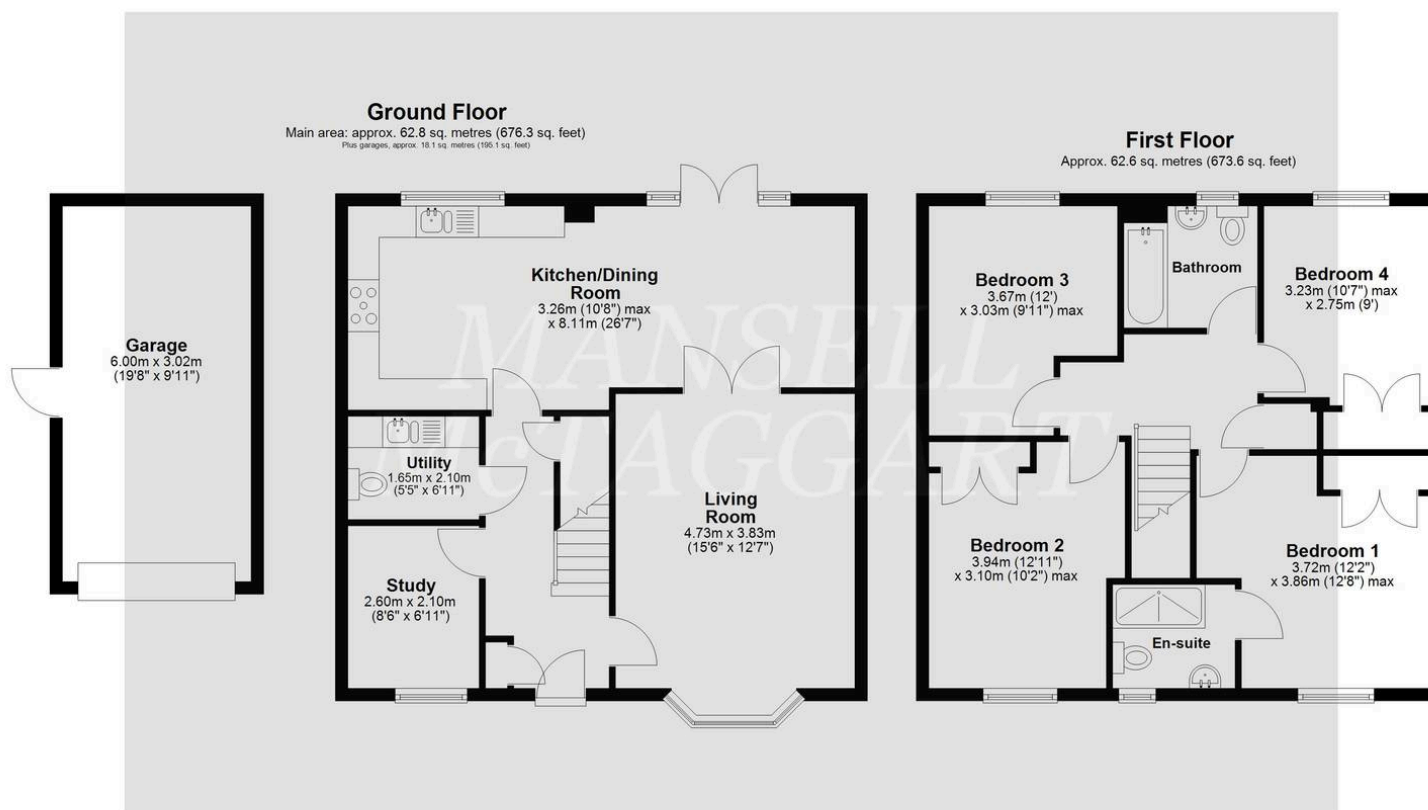
The rear garden is east-facing, mainly laid to lawn with a patio seating area — ideal for outdoor dining, entertaining, and children's play. Gated side access leads to the driveway, which provides private parking for two to three cars. Additionally, there is a detached single garage equipped with lighting, power, an up-and-over door, and a separate garden access door.

This is a superb modern home offering space, flexibility, and a highly desirable woodland outlook — perfect for family life.

#### Agents Note:

There is an annual service charge of £350.00





Main area: Approx. 125.4 sq. metres (1349.9 sq. feet)

Plus garages, approx. 18.1 sq. metres (195.1 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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