



MANSELL

The Meadow, Copthorne

Guide Price **£550,000 - £570,000**



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An impressive and substantially extended three-bedroom semi-detached family home, ideally positioned in a quiet cul-de-sac within the ever-popular village of Copthorne – perfect for growing families seeking space, comfort, and a peaceful community setting.

On arrival, the property immediately makes a strong first impression with a block-paved driveway providing off-road parking for numerous vehicles, ideal for family life and visitors alike. The driveway is flanked by a neatly kept lawn and leads to the integral garage, offering further storage or secure parking.

The front door opens into a welcoming and light-filled entrance hall, creating a sense of space from the moment you step inside. Practical under-stairs pull-out storage provides an ideal solution for coats, shoes, school bags, and everyday essentials, while the glazed front door allows natural light to flow through the space. Double doors lead through to the main living room, offering a lovely sense of separation for family evenings or entertaining.

The living room itself is a beautifully presented and generously sized space, complete with inset ceiling speakers and ample room for freestanding furniture, including a large L-shaped sofa. This is an ideal family retreat – perfect for relaxing together, movie nights, or hosting guests in comfort.

To the rear of the property lies the true heart of the home: a stunning open-plan kitchen and dining room, designed with modern family living firmly in mind.





The kitchen is fitted with an extensive range of stylish LockAnna units and benefits from a wealth of high-quality integrated appliances, including a full-height fridge and freezer, two Neff double ovens with microwave, a Neff coffee machine, and an integrated dishwasher. The central island provides seating for three, making it a natural gathering point for casual meals, homework time, or socialising, and includes integrated power sockets for added convenience. Marble composite work surfaces and a contemporary sink unit complete the sleek finish, while the Lutron lighting system allows the atmosphere to be tailored for any occasion. Bi-fold doors open directly onto the rear garden, seamlessly blending indoor and outdoor living, while Velux windows flood the space with natural light throughout the day – creating a bright, airy, and welcoming environment that works perfectly for family meals, celebrations, and entertaining. Adjacent to the kitchen is a practical utility room, featuring a rear-facing window, matching wall and base units, marble composite work surfaces, and plumbing and space for both a washing machine and tumble dryer – keeping laundry and household tasks neatly tucked away. The downstairs cloakroom is thoughtfully designed, with an oval hand basin set on a timber-crafted surface, a storage cabinet beneath, and a WC, ideal for guests and busy family life. There is also internal access to the garage, which benefits from light, power, and an electric roller door.

Stairs rise from the entrance hall to the first-floor landing, where there is access to the loft and a useful airing cupboard. The accommodation upstairs is well balanced, offering two generous double bedrooms and a further single bedroom – ideal as a child's room, nursery, or home office. Both double bedrooms provide ample space for freestanding furniture and comfortably accommodate king-size beds. The family bathroom is finished to a contemporary standard and comprises a stylish bath with Manual or App controlled Mira bath filler & Shower control, WC, wash hand basin with double storage beneath, a separate walk-in shower with frameless glass and modern fittings, recessed spotlights, and a heated towel rail.

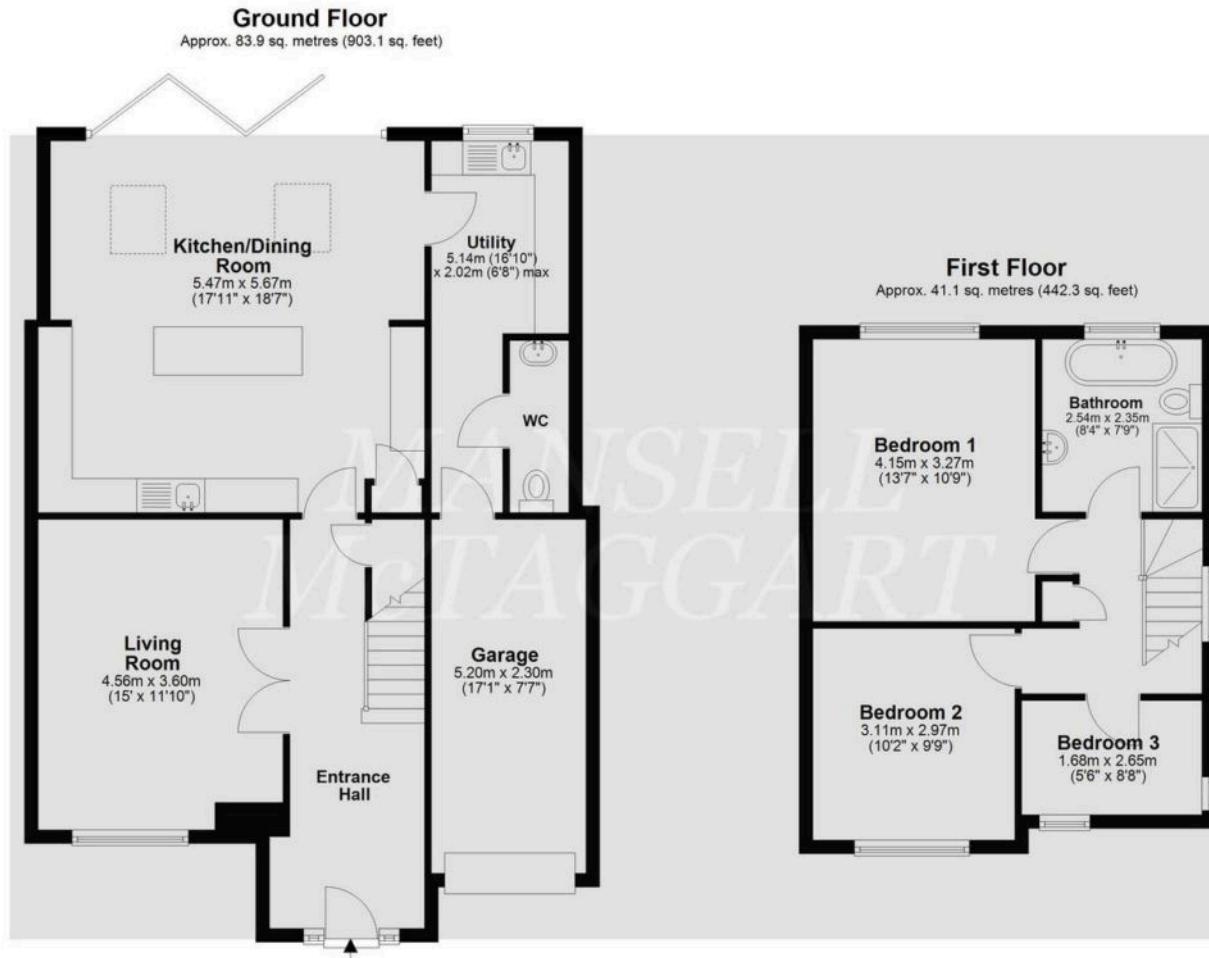
To the rear, the south-facing garden offers a wonderful outdoor space for families to enjoy year-round. A porcelain-tiled patio provides the perfect spot for outdoor dining and entertaining, while the remainder of the garden is laid to low-maintenance Astroturf – ideal for children to play safely with minimal upkeep all year round. The garden is fully enclosed by wooden panel fencing, offering both privacy and peace of mind.

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









Total area: approx. 125.0 sq. metres (1345.4 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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