



**Oaklands Drive, Copthorne**  
£650,000

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**MANSELL  
McTAGGART**  
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- Council Tax Band 'E' and EPC 'B'

An exceptional three-bedroom semi-detached family residence, immaculately presented and located within an exclusive private enclave of just 11 homes, accessed via a private road.

The property is approached via an elegant brick-paved driveway framed by manicured lawned frontage, providing parking for a minimum of two vehicles. A refined pathway leads to an ornate entrance canopy and into a welcoming entrance hall, offering generous space for coats and footwear. A stylish downstairs cloakroom features a low-level WC, contemporary wash hand basin, tiled flooring, and coordinated splashbacks.

Positioned to the front of the home, the bespoke kitchen/breakfast room is finished to an exceptional standard, showcasing a superb range of sleek grey wall and base units set beneath luxurious granite worktops. High-specification integrated appliances include a fridge freezer, washing machine, dishwasher, double oven with microwave and grill, and a five-ring electric hob with induction hood above—perfectly reflecting the quality and attention to detail found throughout the property.

To the rear, a beautifully proportioned open-plan lounge and dining space provides an ideal setting for both family living and entertaining. The room comfortably accommodates a large dining table alongside sofas and freestanding furniture, while expansive glazing and doors allow natural light to flood the space and offer views across the rear garden. A discreet under-stairs storage cupboard provides excellent practical storage.



Stairs rise to the first-floor landing where the principal bedroom enjoys a generous footprint, a large front-facing window, and built-in wardrobes. The room is complemented by a contemporary en-suite shower room comprising a glazed shower enclosure, low-level WC, floating vanity unit, chrome ladder-style radiator, and refined spot lighting.

Bedrooms two and three are both well-proportioned double rooms located to the rear of the property, with bedroom two benefiting from built-in wardrobe storage.

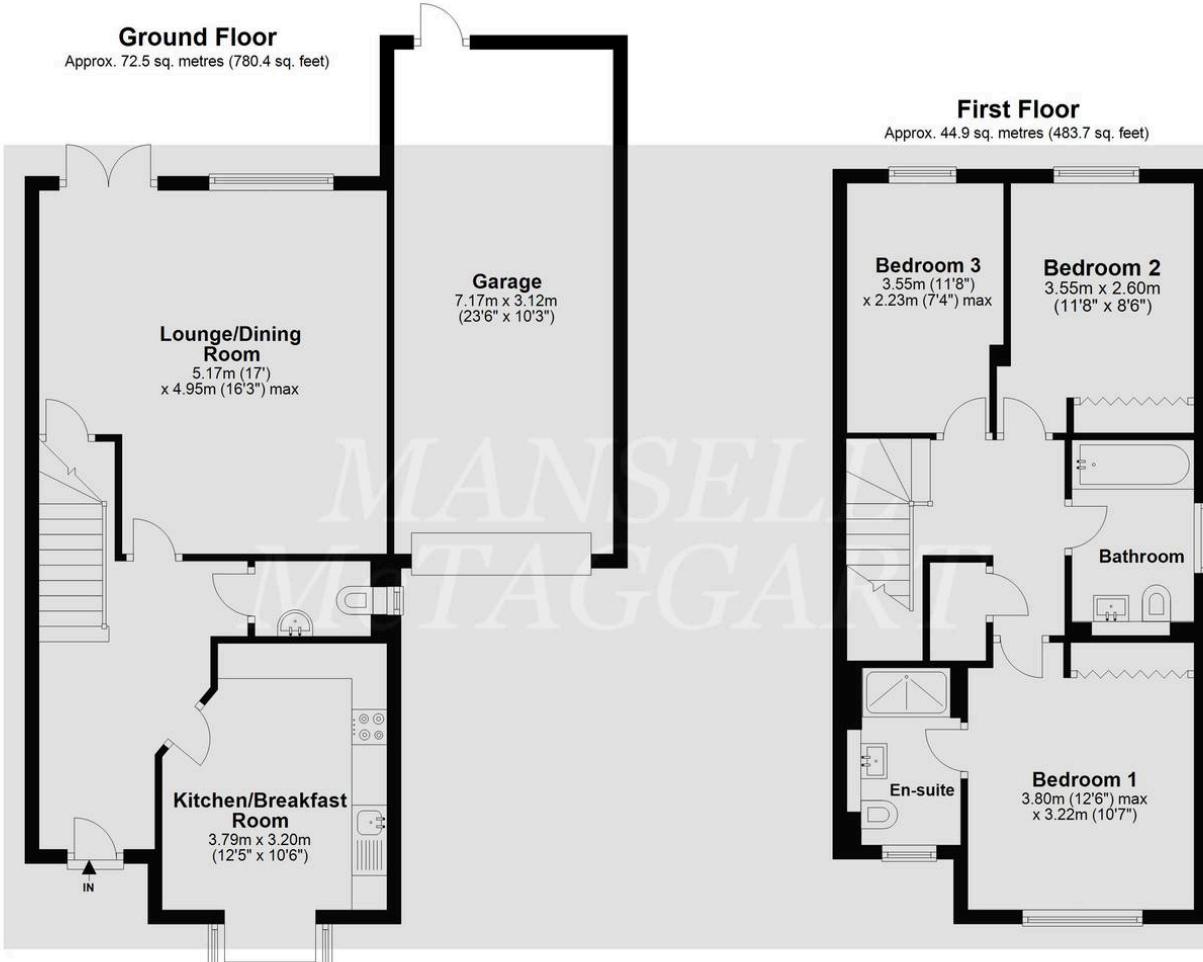
The family bathroom continues the high-end theme, finished with Villeroy & Bosch sanitaryware. It features a white bath with a shower over, an illuminated mirror with a spotlight and shaver point, marble flooring, and full-height wall tiling. The suite is completed by a low-level WC, a wash hand basin with a floating vanity unit, a chrome ladder-style radiator, and recessed spotlights.

Externally, the property offers private parking for two vehicles, a garage with rear access, and convenient side access leading to a west-facing rear garden. The garden is predominantly laid to lawn with a paved patio area, fully enclosed by contemporary wooden panel fencing—ideal for both relaxation and outdoor entertaining.

**Agents Note:**

A maintenance charge of £450 per annum applies for the upkeep of the private road and adjacent paddock area.





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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