



Mill Lane, Copthorne

£975,000



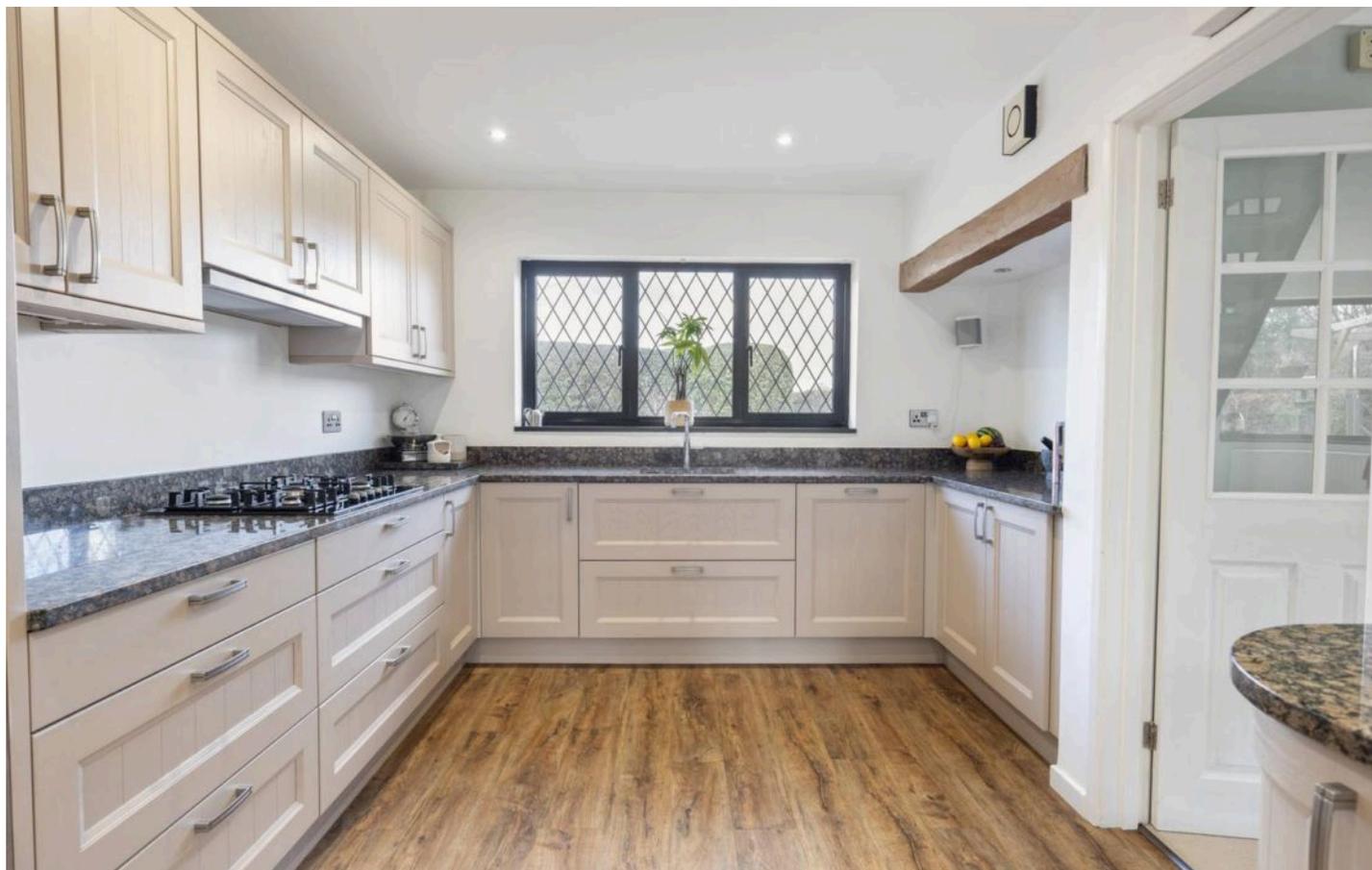
**MANSELL  
McTAGGART**  
— Trusted since 1947 —



Attractive 4/5 bedroom detached family home in a quiet rural location in a plot of approximately one third of an acre (TBV) and with a superb south facing rear garden.

Approaching the property, via a quiet lane, the house is set back with an in and out gravel driveway, double garage and carport. There are hedges ensuring privacy, an area of lawn and flower borders. Entering the house there is an inner porch with quarry tiles and a half-glazed door together with the cloakroom to the right which has grey half height tiling, a wash hand basin and WC with a window to the front of the property. From the hallway, the dining room is ahead, family room ahead and to the right, kitchen/breakfast room to the right and living room to the left.

The lattice windows at the front of the house create a cottagey look and the South facing rear ensures a bright and airy feel throughout. The living room runs from the front to the rear of the property with a raised area, currently used as a study, and a large window to the front. There is an open fire with an attractive surround and hearth of Sussex stone providing a focal point in the room. At the far end there are windows across the full width and overlooking the sunny South facing rear garden. The dining room has double doors onto a large terrace again ensuring enjoyment of the garden. There are stairs rising from this room with the kitchen/breakfast room adjacent and the family room beyond.





The kitchen/breakfast room has the wow factor given its size and excellent range of wall and base units together with under cupboard lighting, ceiling spotlights and a contemporary white upright radiator. The units are in a colour called hessian which provides an effective contrast to the dark, mottled colouring of the granite worksurfaces. Integrated items include Neff appliances and consist of a dishwasher, a fridge, a 5-ring gas hob with cooker hood above and an electric double combination oven with the lower section oven/microwave. There is a feature glass splashback in purple along the cooker wall and, on the opposite wall, an oak beam has been fitted together with an electrically operated window blind. The sink is below the window overlooking the front garden with another window and side door to the rear garden at the far end of the room. Further along to the right is the large family room with sliding patio doors opening onto the terrace together with a large window at the end of the room. From here there is a door into the study/bedroom 5 with a built-in cupboard. This room is located behind the double garage and adjacent to this is the utility room and the shower room. This means that there is the potential to re-configure the layout to create an annexe within the property and/or the potential to extend further into or above the area currently used as a carport. This would be an ideal way to provide accommodation for an older person or a teenager looking for independent living whilst still in close proximity to the rest of the house.

The utility room has a good range of cupboards, quarry tiles and a glazed door to the front of the house. There is space and plumbing for a washing machine, a tumble drier, a fridge and a full height fridge/freezer. Leading off from here is the shower room which has a light green colour scheme with full height tiling and half height feature tiling. There is a contemporary white WC, wash hand basin and shower cubicle.

Moving on upstairs, there is a large airing cupboard on the landing and access to the loft which is part boarded. There is a second loft which is above the carport and has a light, a loft ladder and is also part boarded. The master bedroom and en-suite bathroom run from the front to the rear of the house making it a particularly spacious bedroom area. There is a large built-in wardrobe, currently there is a king size bed and there is a large window overlooking the rear garden. The en-suite bathroom has a suite comprising a shower cubicle, a corner bath, WC and wash hand basin with vanity unit below. It has a neutral colour scheme with full height tiling, a white ladder style radiator with a window to the front and also a small window to the side of the house. Adjacent to the master bedroom, the next bedroom also overlooks the rear garden and currently has two single beds and it has a built-in wardrobe and a shelving unit. Further along the corridor is a double bedroom with a built-in wardrobe and a deep shelf with a large mirror set within it. It is a good size room and currently has a king size bed.





Bedroom 4 is to the front of the house and is a generous single and is L-shaped providing space for a free-standing wardrobe. To the front of the property there is a family bathroom with a separate WC. The latter has a WC, half - height tiling, feature border tiles and an extractor fan. The bathroom has a wash hand basin, a bath with a shower above and, in addition, a hand - held shower attachment. The colour scheme is neutral and there is a window to the front of the house.

Outside: The property stands within a plot of approximately one third of an acre (TBV) and is approached via a quiet lane. The house is set back from the road with an in and out gravel driveway with brick-edged paved aprons at the entrance and the exit. The hedges ensure privacy and there is an area of lawn and flower borders. There is a superb South facing rear garden from which to enjoy the idyllic rural location with birdsong and sunshine. There is a large expanse of lawn, established borders with flowers and shrubs. There is a terrace made of Welsh stone adjacent to the house with a gravel pathway and red, pink and cream camelias and rhododendrons providing lovely colour in the Spring together with climbing roses. To the left there is a garden store which has power and light and then to the right there is a garden shed providing additional storage. The garden has fencing and hedges along its boundaries making it safe for children and pet friendly. The carport has attractive 5- bar gates to the front and rear. This is in addition to the double garage and off-road parking providing practicality as well as the pleasure of an oasis of calm in the garden.



**Location** - 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.

- Attractive 4/5 bedroom detached family home in a quiet rural location in a plot of approximately one third of an acre (TBV) and with a superb South facing rear garden
- Spacious kitchen/breakfast room and utility room
- Living room with an open fire, dining room, family room and cloakroom
- Study/bedroom 5 and separate shower room
- Master bedroom with en-suite bathroom, bedrooms 2 and 3 are doubles with bedroom 4 generously proportioned single together with family bathroom and separate WC
- Double garage, carport for 2-3 cars, off-road parking for 4-5 cars together with an in and out gravel driveway
- Potential to re-configure to create an annexe within the property and/or potential to extend further (STPP)
- Council Tax Band 'G' and EPC 'D'





Total area: approx. 218.6 sq. metres (2352.5 sq. feet)

**Mansell McTaggart Copthorne**  
The Post House Brookhill Road, Copthorne - RH10 3QJ  
01342 717400  
copthorne@mansellmctaggart.co.uk  
[www.mansellmctaggart.co.uk/branch/copthorne/](http://www.mansellmctaggart.co.uk/branch/copthorne/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.