



Mill Lane, Copthorne

Guide Price £700,000 - £725,000

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- An attractive and well-designed three-bedroom detached bungalow situated on a generous plot
- Enormous scope for further enlargement (STPP) with a stunning south-facing rear aspect
- Entrance porch- Entrance hall-light airy double aspect living room- Conservatory
- Kitchen/breakfast room, Utility room, Family bathroom
- Master bedroom with en-suite shower room - Two further bedrooms
- Large frontage providing parking for numerous cars- Detached double garage with light and power, with access to garden
- Stunning landscaped south-facing rear garden
- Council Tax Band 'F' and EPC 'D'

A beautifully presented three-bedroom detached bungalow set on a generous plot on the outskirts of the sought-after village of Copthorne in a delightful semi rural lane, enjoying a stunning south-facing rear garden and exceptional potential for further enhancement (subject to the necessary planning permissions).

The property is approached via an impressive frontage offering extensive off-road parking for multiple vehicles. The driveway is complemented by a well-maintained lawn, mature hedging providing privacy, and a pathway leading to the welcoming front porch.

Upon entering, a spacious entrance hall provides ample room for coats and footwear while setting the tone for the bright and well-appointed accommodation beyond. The elegant living room is positioned to the rear and side of the property, creating a light-filled and inviting space. Patio doors open directly onto the garden terrace, seamlessly blending indoor and outdoor living.





A charming brick fireplace serves as a focal point, with generous space for comfortable seating arrangements and freestanding furniture. Flowing from the living area is a delightful UPVC conservatory offering panoramic views across the beautifully maintained south-facing garden—an ideal space for relaxing or entertaining throughout the seasons. The well-equipped kitchen features an attractive range of wall and base units with roll-top work surfaces, incorporating a sink unit, integrated gas hob and electric oven. There is plumbing and space for a washing machine and dishwasher, as well as room for a breakfast table—perfect for informal dining. A door leads to the side access and a useful utility room, which also enjoys direct access to the garden.

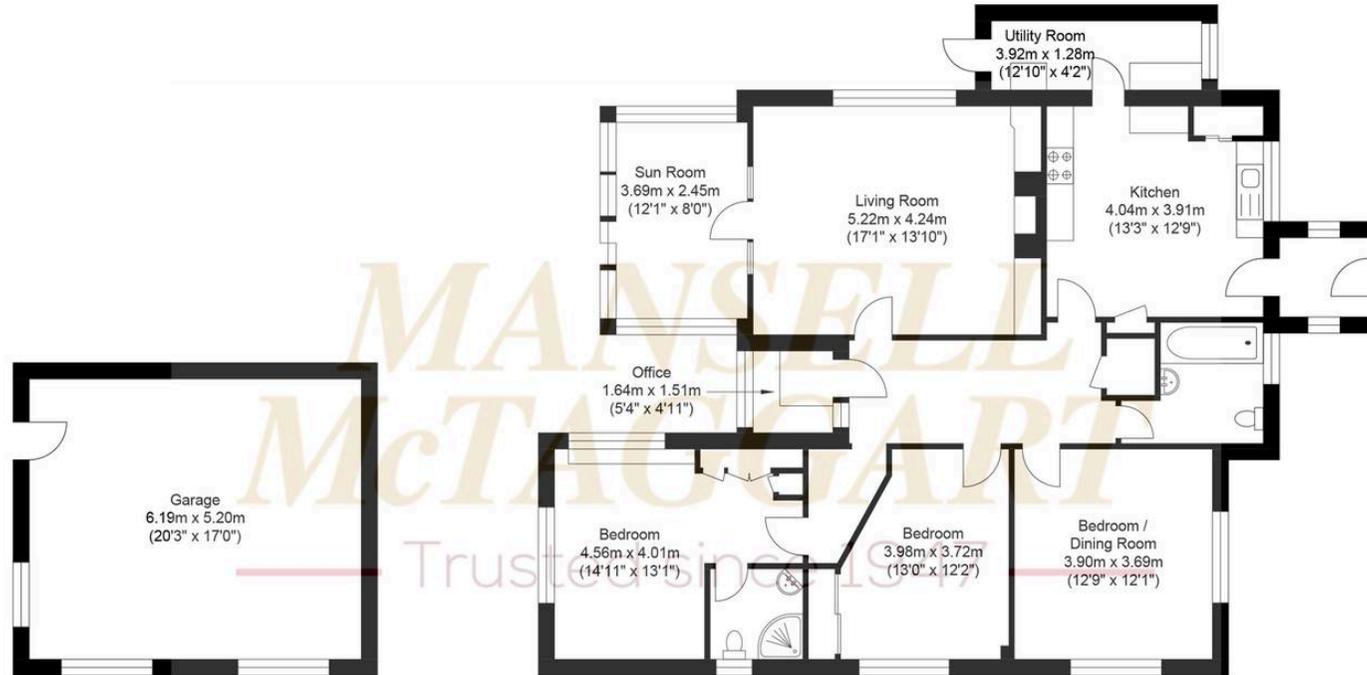
The principal bedroom is a spacious and tranquil retreat with windows to rear and side, allowing for plenty of natural light. It benefits from a private en-suite shower room featuring a corner shower cubicle, low-level WC and wash hand basin with storage below, complemented by partially tiled walls. Two further well-proportioned bedrooms provide flexible accommodation for family, guests, or home office use.

Externally, the property continues to impress with a detached double garage complete with light and power and benefits from main electric double width door, with a door leading to the driveway.

The attractive south-facing rear garden is a particular highlight, thoughtfully arranged with a combination of patio and lawn areas bordered by mature shrubs and colourful flower beds—creating a private and picturesque outdoor setting ideal for entertaining and relaxation.



Mill Lane



Garage
Approximate Floor Area
346.49 sq ft
(32.19 sq m)

Ground Floor
Approximate Floor Area
1362.28 sq ft
(126.56 sq m)



Approximate Gross Internal Area (Excluding Garage) = 126.56 sq m / 1362.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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