



The Meadow, Copthorne  
£475,000

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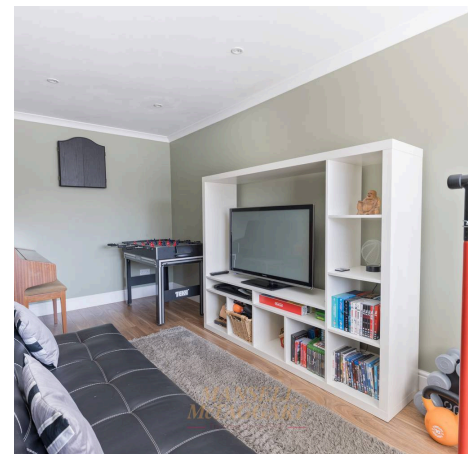




- An extended and redesigned three-bedroom semi-detached family home
- Scope for further enlargement (STPP), large frontage providing parking for numerous cars
- Entrance hall- Living room-Open plan kitchen/dining room-Utility room -Garden room/study-Cloakroom
- Two double bedrooms- Further single bedroom- Bathroom
- Landscaped Garden with steps leading to an area of artificial lawn, flanked with attractive shrubs and flowerbeds
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'tbc'

An impressive and beautifully presented three-bedroom semi-detached family home, ideally situated in a quiet cul-de-sac within the ever-popular village of Cophorne.

On arrival, the property boasts a generous frontage, offering ample off-road parking for multiple vehicles. The front door opens into a welcoming, light-filled entrance hall, setting the tone for the rest of the home. The living room is bright and airy, benefitting from south-facing windows and offering plenty of space for freestanding furniture, including a comfortable two-seater sofa—perfect for relaxing or entertaining. To the rear, the property opens into an attractive open-plan kitchen/dining room.

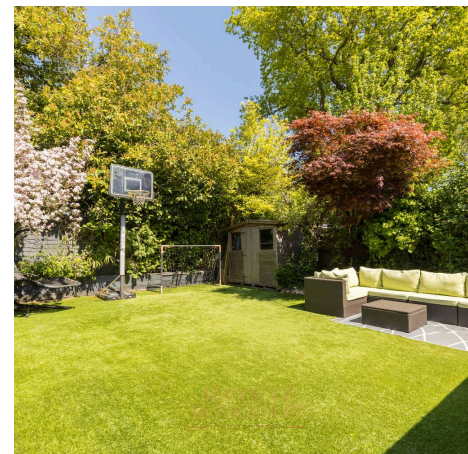
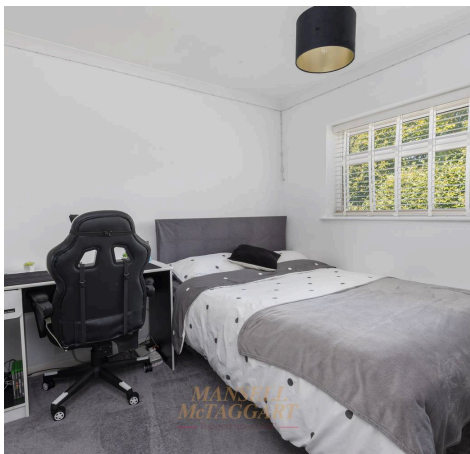




The kitchen is fitted with charming farmhouse-style cream wall and base units, complemented by hardwood work surfaces and a classic butler sink. There is space for a range-style oven, an integrated dishwasher, and a breakfast bar with seating for two – ideal for casual dining. The dining area comfortably accommodates a six-seater table and features patio doors that open onto the rear garden, allowing for an abundance of natural light. Tiled flooring runs throughout, enhancing both practicality and style. Adjacent to the kitchen is a useful utility room, also fitted with matching country-style units, with space and plumbing for a washing machine and fridge freezer. From here, there is also access to a versatile snug/study, which in turn leads out to the garden – perfect for home working or additional living space. A convenient ground-floor cloakroom completes the downstairs accommodation, fitted with a WC and wash basin.

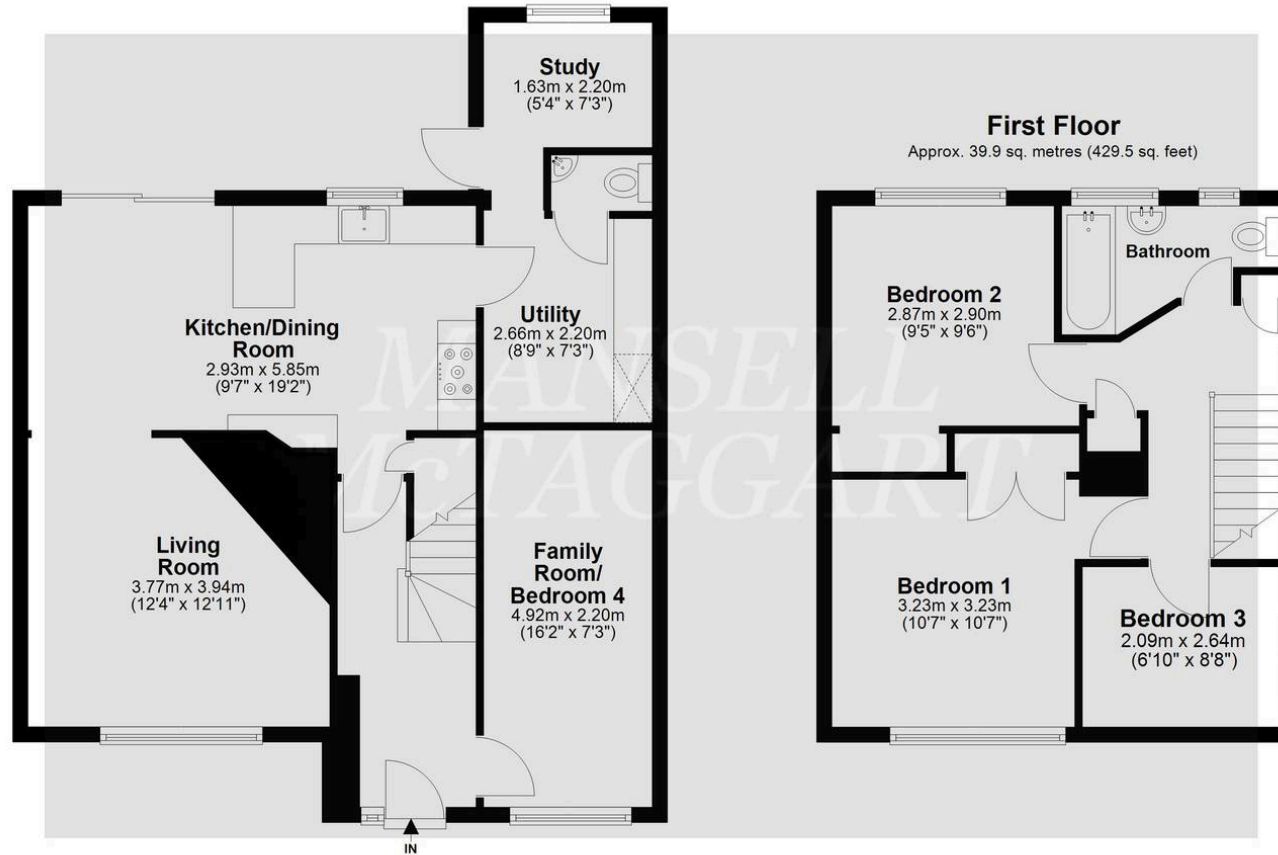
Upstairs, the first-floor landing provides access to all bedrooms, an airing cupboard, and loft access. There are two well-proportioned double bedrooms, each offering ample space for a king-size bed and additional furniture, along with a further single bedroom. The family bathroom is fitted with a panelled bath, shower unit, WC, and wash basin, along with a frosted window for privacy.

Outside, the rear garden features a patio area ideal for outdoor dining, with steps leading up to a low-maintenance artificial lawn. The garden is bordered by neatly maintained flower beds and fully enclosed by wooden panel fencing, providing both privacy and a pleasant outdoor setting.



## Ground Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



Total area: approx. 104.9 sq. metres (1129.1 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

The Post House Brookhill Road, Copthorne - RH10 3QJ

01342 717400

[copthorne@mansellmctaggart.co.uk](mailto:copthorne@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/copthorne/](http://www.mansellmctaggart.co.uk/branch/copthorne/)

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