



Newlands Park, Copthorne

Offers Over £950,000



**MANSELL**  
**McTAGGART**  
Trusted since 1947



An opportunity to purchase a sympathetically extended detached 5-bedroom, 5-bathroom family home. Flexibility for a ground floor self-contained annexe within the property and the potential for further annexes in the rear garden.

Workshop/tandem garage, off-road parking for multiple cars, large garden store, gym/summer house and both with power and light. The property sits within a plot of approximately one-third of an acre.

Approaching the property, there is an extensive frontage laid to the lawn, with a drive leading to high gates and a path sweeping across to the front door. Off-road parking for multiple cars is available both in front of and behind the high gates, where the workshop/tandem garage is located.

When entering the house, the kitchen/diner is ahead, the family/playroom is to the right, and the lounge is beyond and to the right. A corridor to the left leads to the stairs, cloakroom, and extension, which provides an annexe within the property. The annexe also has its own entrance to the side of the property.

The kitchen/diner has the wow factor and is very well-equipped with double doors opening onto the patio from the dining area, which presently has a dining table with 6-8 chairs. The L-shaped kitchen has an extensive range of wall and base units along two walls, including a full-height larder cupboard and a colour described as "bone" with complementary composite stonework surfaces, tiled flooring and kick plate lighting. The large breakfast bar has barstools on each side with curved cupboards providing additional storage at the end.





Integrated items include a full-height fridge, a freezer, a wine fridge, an under-the-counter fridge, a dishwasher and a range cooker with five gas burners, a hotplate, a double oven and a plate warmer. There is attractive mosaic tiling along the wall by the cooker, with the composite stone providing a splashback behind the one-and-a-half bowl sink, which is below a large window overlooking the rear garden. The study/family/playroom is located at the front of the property. It has a feature stone wall along one wall and a large window to the front, ensuring that it is light and airy. Beyond this, and to the rear, is the spacious lounge with a wood burner on a slate hearth and a brick surround. There is wide plank oak flooring and, again, a feature stone wall with an outlook over the rear garden. Following along the corridor to the extension, the cloakroom is on the left. It has a white WC, a circular travertine wash hand basin mounted on stone with a vanity unit below, travertine tiling, and a chrome ladder-style radiator. From the corridor, there is a door into the annexe accommodation, which is ideal for an older relative or a teenager looking for independence whilst located within the family home. A glazed door to the side provides a separate entrance to the annexe from the exterior and gives additional privacy. The 2nd kitchen has a superb double butler sink, a range of cupboards with oak work surfaces and stone-tiled flooring. There is space and plumbing for a washing machine and a tumble dryer; further space is available to install a cooker.



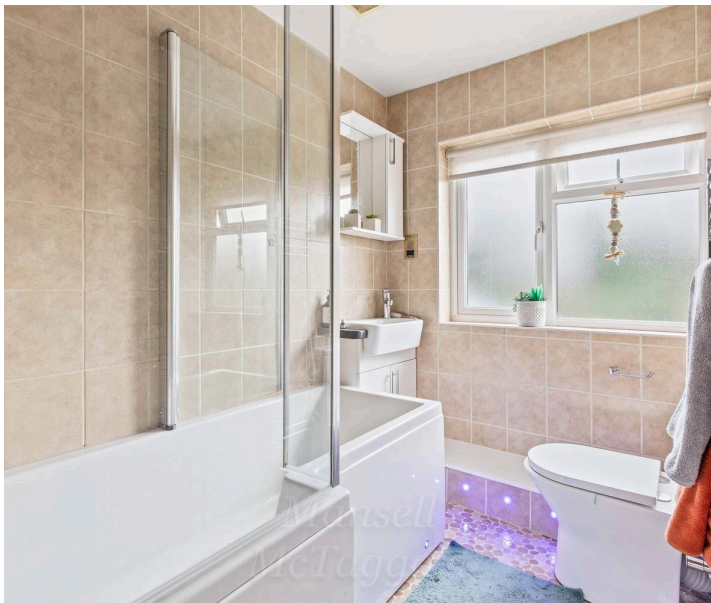
Moving along, there is a reception room currently set up as an office, which makes it ideal for those working from home. Beyond this there is another spacious room with a double bed, a settee and further office space. There is air conditioning that can provide additional heating, which is also installed in two other bedrooms. Further along is a dressing room with shelving, hanging rails and a large window to the side. Beyond this is the en-suite with a large walk-in shower, white WC, curved wash hand basin with vanity unit below, and an attractive grey/white décor. The oak-framed conservatory provides a garden room from which to enjoy the "endless swimming pool." It has atmospheric lighting, stone flooring, and bi-fold doors opening onto the outside patio. An adjacent wet room with a shower and a square travertine wash hand basin with a vanity unit below.

Moving upstairs, there is an attractive glass balustrade with a window to the front and another larger window on the landing. There is a loft on the landing and another in the main suite, with a ladder and a light board. Another loft downstairs is accessed from the annexe. All four upstairs bedrooms are doubles, and the corridor to the left leads to the master suite. The main suite runs from the front to the rear of the house, and it presently has a king-size bed with plenty of space for additional furniture. There are two doors at the far end, and the left-hand door opens into the superb walk-in dressing room with shelving and hanging rails on both sides, providing excellent storage and a window at the far end.





The right-hand door opens into the en-suite, with attractive light/mid-grey décor, full-height tiling, stone flooring, and a ladder-style radiator. The interior of the shower enclosure has marble tiling and there is a bowl-shaped travertine wash hand bowl with wood surround and a white WC. Bedroom 2 is a good size double to the rear of the house with built-in wardrobes along one wall and an en-suite. This has a shower, white WC, a rectangular wash hand basin, tiled walls and floors, coloured plinth lighting, and a chrome ladder-style radiator. Bedroom 3 has a king-size bed and is located to the rear, with bedroom four another size double, this time at the front of the house. The family bathroom has pebble-style flooring, a P-shaped bath with a shower above, a white WC, a rectangular wash hand basin with a vanity unit below, and a chrome ladder-style radiator.



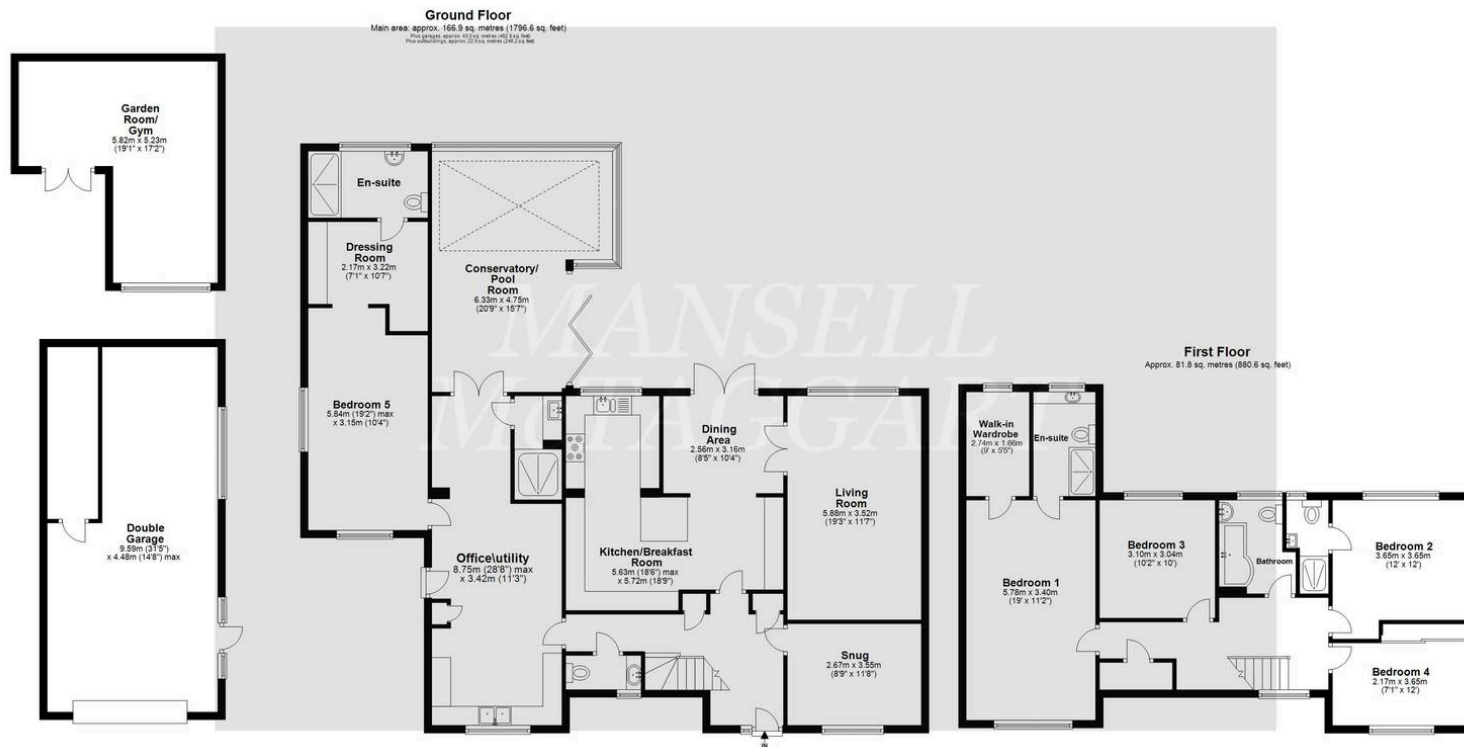
## Outside:

The house is set within a plot of approximately one-third of an acre (TVB), and the garden is well-thought-out, with paved and brick paths leading to different areas. Alongside the house is a patio, and adjacent to this is a large koi carp pond with an oak-framed seating area. Beyond this is a pergola providing another area for garden furniture with established climbers such as Passionflower. There is an expanse of lawn with established trees and shrubs, and ahead, there is a high hedge with feature stone boulders delineating the edge of the central garden. Beyond here is another large garden area with trees, shrubs and fencing at the property's boundary. There is access to the gym/summer house, the large garden store, storage bunkers, raised beds and a sizeable composting area.

The gym/summer house comprises a large L-shaped room with double doors and a large window facing into the garden. Again, the garden storage room is an ample space, and both have power and light, so they could easily be converted to provide additional accommodation according to individual needs. There is further potential in the workshop/tandem garage, which has a wood burner, power, light and a water supply. There are windows to the side and private access through the high gates to the side of the main house. It is a superb family home with excellent potential for the future, too, and all set within approximately one-third of an acre (TBV).

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





**Main area: Approx. 248.7 sq. metres (2677.2 sq. feet)**  
Plus garage: approx. 43.0 sq. metres (462.5 sq. feet)  
Plus outbuildings: approx. 22.9 sq. metres (246.2 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 purchaser.  
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/)

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.