



Maynard Street, Copthorne

Guide Price £750,000 – £775,000

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

A contemporary five-bedroom family home of space, style, and sophistication, situated in the desirable new development of Heathy Wood on the outskirts of Cophthorne. This remarkable five-bedroom detached home presents an outstanding opportunity to acquire a nearly new family residence of exceptional quality. Built by St Modwen Homes in 2022, the property offers over 1,800 square feet of beautifully designed living space, thoughtfully arranged for modern family life and enhanced by several stylish upgrades made by the current owners.

From the moment you step into the spacious reception hallway, you are greeted by an immediate sense of warmth and elegance. The neutral décor, high ceilings, and quality wood-effect LVT flooring set the tone for the rest of the house. To the right, a bright and airy lounge enjoys dual-aspect windows fitted with plantation shutters, filling the space with natural light while offering privacy and a tranquil ambience. Across the hall, a versatile family room serves equally well as a home office, playroom, or snug – ideal for today's flexible living needs. The heart of the home is undoubtedly the expansive open-plan kitchen, dining, and sitting area – a stunning space designed for both everyday living and entertaining. The contemporary kitchen features sleek handle-less cabinetry, stone-effect work surfaces, and integrated modern appliances, including a double oven, dishwasher, and a five-ring gas hob beneath a stainless steel extractor hood. The breakfast bar peninsula provides a casual spot for morning coffee or socialising, while under-unit and plinth lighting lend a soft, ambient glow. Flowing effortlessly into the dining and sitting areas, this space opens through bi-fold doors onto the rear garden, creating a seamless connection between indoor comfort and outdoor relaxation.

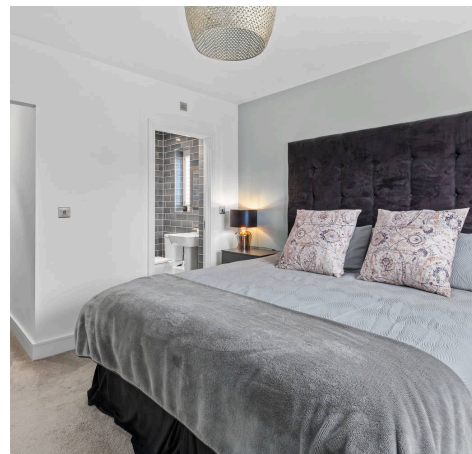


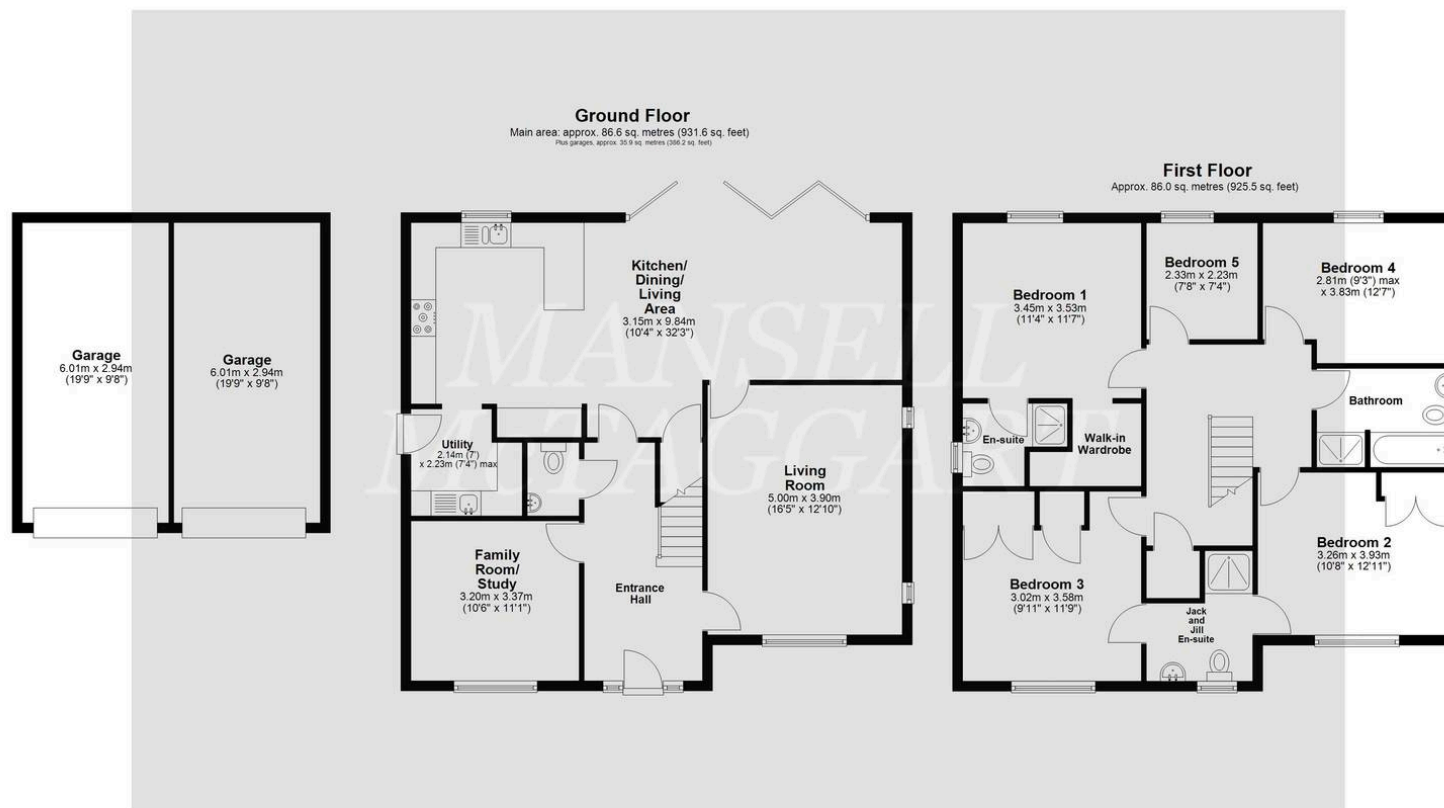


A well-appointed utility room is situated just off the kitchen, providing additional work surfaces, space for laundry appliances, and direct access to the side of the property. A downstairs cloakroom and a large under-stairs storage cupboard complete the ground floor accommodation. Upstairs, the galleried landing enhances the sense of space and light, leading to five beautifully presented bedrooms. The principal suite is a serene retreat, complete with a dedicated dressing area and a contemporary en-suite shower room featuring high-quality fixtures, tiled walls, and a heated towel rail. The second and third bedrooms share a convenient Jack-and-Jill en-suite. In contrast, the remaining two bedrooms are served by a luxurious family bathroom, fitted with a four-piece suite that includes a panel-enclosed bath and a separate shower. Plantation shutters adorn every window, adding a touch of sophistication and uniformity throughout the space.

Externally, this property continues to impress. The rear garden has been meticulously landscaped to create a private haven for relaxation and entertainment. A shaped composite decked area with subtle edge lighting provides the perfect setting for alfresco dining, while the sunken seating area offers an inviting space to unwind. A stylish wooden bar and pergola-covered terrace complete the layout, offering multiple zones for hosting family and friends. To the front, the home is approached via a large, block-paved driveway that provides ample parking for several vehicles. The driveway extends to the side, leading to a detached double garage with power, lighting, car charger and eaves storage, offering additional flexibility for cars, hobbies, or a potential workshop. The property can comfortably accommodate up to seven cars in total.

Agents Note – There is an Annual Service charge of £380.





Main area: Approx. 172.5 sq. metres (1857.2 sq. feet)
Plus garages, approx. 35.9 sq. metres (386.2 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 buyer.
Plan produced using PlanUp.

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