



Herons Lea, Copthorne

Guide Price £1,175,000



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An opportunity to purchase a substantial, extended family home comprising 2613 sq. ft. set within a plot of 0.75 acres (tbv) with five double bedrooms and three bathrooms and no onward chain. There is a 5-bar gate and a long driveway leading to an area of off-road parking for at least five cars, together with space for turning. Large, sunny southwest-facing rear garden with patio, extensive lawns and a tree house. Located in the sought-after private Domewood estate with good road and rail links to London, Brighton and Gatwick.

Approaching the property, the house is set back from a quiet private road with speed bumps in the sought-after Domewood estate. The apron frontage features a 5-bar gate that opens onto a gravel driveway, followed by a brick-paved herringbone pattern driveway. This driveway provides off-road parking for at least five cars, along with space for turning. There are established trees and shrubs ensuring privacy in both the front and rear gardens, with access to the rear on both sides.

Entering the property, there is a wood front door with half-glazed panels on each side opening into a large hallway. To the right is the study, beyond and right is the sitting room with a superb inglenook fireplace, to the immediate left is the music room, left and beyond leads to the substantial open plan living/dining/family room, kitchen, utility room, and cloakroom.





To the rear of the house is the well-proportioned sitting room with a superb inglenook fireplace which has a stone hearth, brick surround and bressummer beam, making it a key feature in the room. There are windows on each side of the fireplace and, at the far end of the room, double doors also with windows on each side and opening onto the patio in the rear garden. To the left and running through from the front to the rear, a few short steps lead down into the exceptionally spacious open plan living/dining/family room. It has the luxury of underfloor heating with two windows to the front and two windows to the rear, ensuring it is a light and airy space. Presently, there is a dining table with six chairs, a large corner sofa and bookshelves too. It is an ideal space for both relaxing and socialising with family and friends.

The kitchen is located between these two rooms, and it has a large window overlooking the rear garden, with the utility room adjacent and the cloakroom beyond. The kitchen has a good range of wall and base units in off-white with contrasting dark work surfaces and rust coloured wall tiles. There is a large island providing superb storage, and it is a lovely feature in the room. There is an integrated electric range with five burners, a warming plate, a grill, two ovens and a storage drawer with a large cooker hood above. There is space and plumbing for a full-height fridge/freezer and dishwasher.



The utility room has a full-height storage cupboard, space and plumbing for a washing machine and tumble dryer and a door to the side into the rear garden. Beyond is the cloakroom, which has a large window, a white WC and a wash hand basin with a vanity unit below and neutral tiling.

To the front of the house, there are two further reception rooms, each with an attractive rectangular bay window. One is presently used as a music room and the other as a study, making it ideal as an office for those working from home. Moving along, the staircase goes up, curving to the right, with a spacious landing creating a feeling of grandeur. There is a window to the front, and the loft is accessed from the landing, which has a ladder, a light and is partly boarded.

Entering the master bedroom, there is an archway to the right with space for freestanding wardrobes or other furniture, and, on the left, there are two double built-in wardrobes running along one wall, ensuring plenty of storage space. It is a well-proportioned room with a large window overlooking the rear garden, currently featuring a king-size bed and ample space for additional furniture. The en-suite has a white suite comprising a WC, a wash hand basin with vanity unit and a bath which has brass mixer taps and a handheld shower attachment.





Bedroom 2 is approached via an archway and a short corridor with the en-suite on the left. The bedroom is similar in size to the master bedroom, featuring windows in the eaves to the front and rear, along with a useful eaves storage cupboard. The en-suite has a luxurious double shower, a white WC and a wash hand basin with vanity unit below. For multi-generational living, it would be ideal for an older relative or teenager looking for independence while still near the rest of the family.

Bedrooms 3 and 4 are similar in size and both are good-sized doubles, each with a built-in wardrobe, and are located at the front of the property. Bedroom 5 is to the rear and is a slightly smaller double, but with the added benefit of a double built-in wardrobe. The family bathroom has both a shower cubicle and a bath, which is adjacent to a large window. There is a white WC and a wash hand basin with a vanity unit and full-height tiling with feature inset tiling.



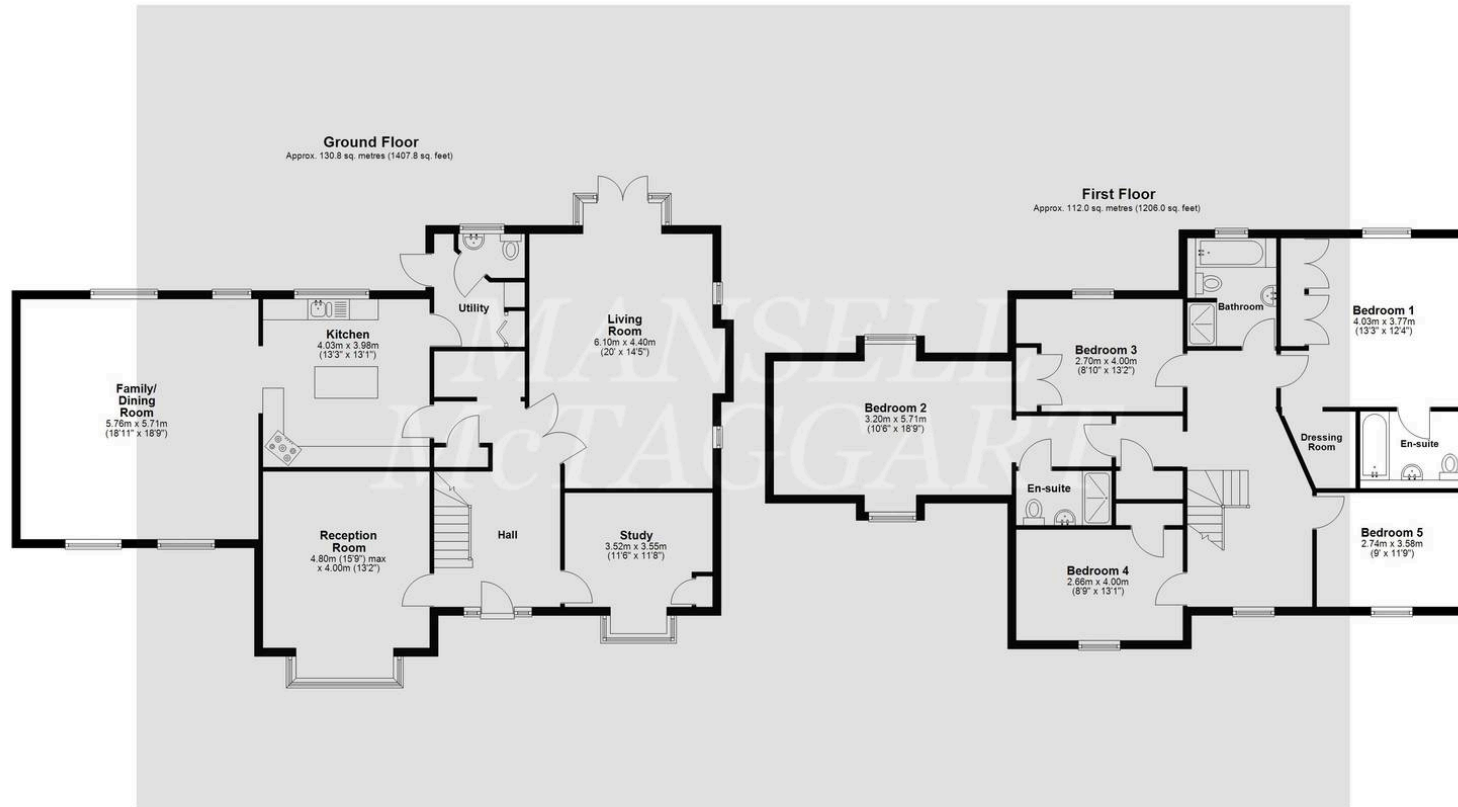
## Council Tax Band 'G' and EPC 'C'

Approaching the property, the house is set back from a quiet private road with speed bumps in the sought-after Domewood estate. The apron frontage features a 5-bar gate that opens onto a gravel driveway, followed by a brick-paved herringbone pattern drive. This area includes off-road parking for at least five cars, along with space for turning. There are established trees and shrubs ensuring privacy in both the front and rear gardens, with access to the rear on both sides. There are double doors from the sitting room and also a rear door from the utility room opening onto the rear garden with a gravel area to the left and, to the right, a patio area. This presently has outdoor garden furniture comprising a table and eight chairs with a low, brick retaining wall and a couple of steps up leading to an expanse of lawn with stepping stones creating paths across it. There is a valuable garden shed tucked away behind a shrubbery to the right and rear of the garden, together with more trees, shrubs, and flowers, including Azaleas and Hydrangeas in the flower borders beside the patio. There is an interesting garden seat encircling the base of one of the trees and a delightful tree house. It is fully fenced, with high hedges for privacy, making it safe for both children and pets. In addition to the expanse of lawn ahead, there is another area of lawn over to the left which has been levelled and is understood to be the appropriate size for 5-a-side football. It is a fabulous family home with lovely gardens which face southwest, ensuring plenty of sunshine throughout the day and beautiful sunsets to enjoy in the evening.

Agents Note:

There is an annual Service Charge of £200.00





Total area: approx. 242.8 sq. metres (2613.8 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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