



Copsedell House, Itchingfield

Guide Price £1,500,000

Copsedell House

Itchingfield, Horsham

Occupying a generous plot in the highly sought-after hamlet of Itchingfield, this exceptional six-bedroom, three-bathroom detached family home offers beautifully proportioned and versatile accommodation, perfectly designed for modern family living.

The welcoming entrance hall leads through to the impressive kitchen/breakfast room, creating a superb hub for everyday family life. Complemented by a separate utility room and a ground floor cloakroom, this well-appointed space is both practical and inviting. A dedicated study provides the ideal environment for home working, while the separate dining room offers an elegant setting for formal entertaining and family celebrations.

The spacious living room enjoys double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A separate family room also benefits from garden access, providing an additional reception space filled with natural light and offering flexibility to suit a variety of lifestyles.

The first floor continues to impress, with a spacious landing featuring generous storage cupboards. The superb principal bedroom benefits from a stylish en-suite shower room, while bedroom two also enjoys its own ensuite, making it ideal for guests or older family members. Four further well-proportioned bedrooms are served by a contemporary family bathroom, providing excellent accommodation for growing families.







The Coopers

Approximate Internal Area = 3046 sq ft / 282.94 sq m

Garage = 567 sq ft / 52.66 sq m

Total = 3613 sq ft / 335.60 sq m

For identification only - not to scale



Outside, the property enjoys beautifully landscaped, mature gardens that wrap around the rear and side of the home, creating a private and peaceful setting. A generous patio and raised decking provide superb spaces for al fresco dining and entertaining, while the expansive lawn offers plenty of room for children to play or keen gardeners to enjoy. Established trees, shrubs and planting enhance the sense of privacy and complement the surrounding countryside.

Further benefits include a double garage and a substantial driveway providing off-road parking for multiple vehicles.

Combining spacious and flexible accommodation with an attractive plot in one of Itchingfield's most desirable locations, this outstanding home offers the perfect balance of village charm, countryside surroundings and modern family living, presenting a rare opportunity to acquire a truly exceptional property.

Itchingfield is a rural hamlet with a church, set midway between Horsham and Billingshurst. The surrounding open countryside provides many miles of beautiful walks and bridle paths on the South Downs link. There are local facilities in the nearby villages of Barns Green and Slinfold, whilst the larger centres of Billingshurst and Horsham are about 3 miles and 5 miles away respectively. Horsham & Christs Hospital provide a mainline rail service to London (Victoria/London Bridge).

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D







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