

Guide Price

£575,000

£550,000

Garnham  
H Bewley

64 Lashmere, Copthorne,



- Three Double Bedrooms & Two Bathrooms
- Spacious Lounge / Dining Area
- Kitchen / Breakfast Room
- Utility & Double Garage
- Spacious Family Home
- Popular Village Location
- Good Condition Throughout
- Close To Shops & Schools

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





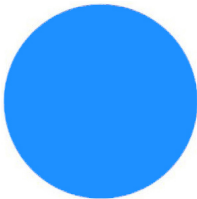
## 64 Lashmere, Copthorne, West Sussex RH10 3RT

A beautifully presented family home, peacefully positioned within a desirable cul-de-sac in the sought-after village of Copthorne, and enjoying a delightful backdrop of mature woodland. Offering impressive kerb appeal, the property benefits from a double garage, accompanied by its own driveway, providing generous parking for several vehicles—ideal for families or those needing additional storage or workshop space.

The location is exceptionally convenient, with both Three Bridges and East Grinstead stations within easy reach, providing fast and direct routes into London, the coast, and Gatwick Airport. Copthorne itself is a popular and well-established village, offering a range of amenities, picturesque countryside walks, and access to excellent local schools, making it a perfect choice for families and commuters alike.

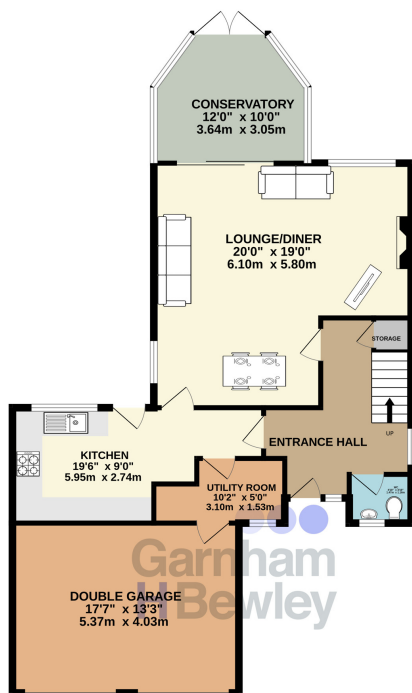
Inside, the home has been thoughtfully maintained and offers bright, versatile living space. The welcoming living room provides a comfortable hub for family life and opens seamlessly into a light and airy conservatory, which enjoys lovely views over the garden and woodland beyond. This creates an ideal setting for entertaining, relaxing, or enjoying the changing seasons throughout the year. The well-appointed kitchen provides ample storage and workspace, while the separate utility room—with direct access to the double garage —adds valuable practicality. A convenient cloakroom completes the ground floor.

Upstairs, the master bedroom features its own en-suite shower room, offering a private retreat, while the remaining bedrooms are served by a modern family bathroom. All rooms are well proportioned and offer pleasant outlooks, with bedroom 2 benefitting from views towards the woodland. The secluded rear garden is a true highlight of the property. With its tranquil woodland backdrop, it provides an excellent degree of privacy and a peaceful space for outdoor dining, children's play, or simply unwinding after a busy day. The setting creates a wonderful sense of connection with nature, with opportunities for walks and exploration right on the doorstep. Combining a prime Copthorne location, generous accommodation, excellent transport links, and a charming woodland setting, this superb property is perfectly suited to families, downsizers, and commuters seeking comfort, convenience, and a touch of countryside tranquility.

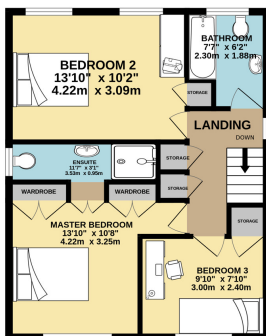


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GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Accommodation

## Ground Floor

### Entrance Hallway

### Lounge / Diner

20' 0" x 19' 0" (6.10m x 5.79m)

### Conservatory

12' 0" x 10' 0" (3.66m x 3.05m)

### Kitchen

19' 6" x 9' 0" (5.94m x 2.74m)

### Utility Space

10' 2" x 5' 0" (3.10m x 1.52m)

### Downstairs WC

4' 10" x 3' 10" (1.47m x 1.17m)

## First Floor

### Master Bedroom

13' 10" x 10' 8" (4.22m x 3.25m)

### Ensuite

11' 7" x 3' 1" (3.53m x 0.94m)

### Bedroom Two

13' 10" x 10' 2" (4.22m x 3.10m)

### Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m)

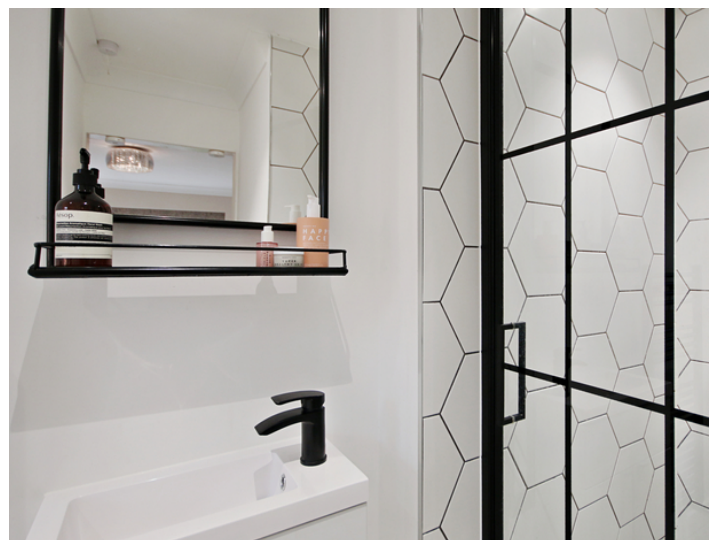
### Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

### Outside

### Double Garage

### Driveway Parking



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NEAREST TRAIN STATIONS

Three Bridges Station - 2.9 miles

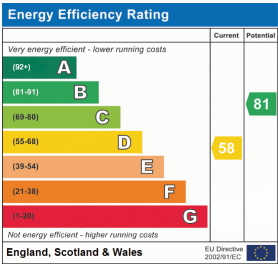
Horley Station - 3.3 miles

SCHOOLS

Copthorne Preparatory School - 0.2 miles

Copthorne CofE Junior School - 0.7 miles

Fairway Infant School, Copthorne - 0.7 miles



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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