

£900,000

12 Church Lane, Copthorne



- Stunning Detached Family Home
- Four Double Bedrooms
- Cinema Room and Bar
- Kitchen/Breakfast/Dining Room
- Lounge and Playroom
- Walk in Wardrobes
- En-suite and Shower Room

For further information contact Garnham H Bewley:

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



## 12 Church Lane, Copthorne, West Sussex RH10 3PT

Garnham H Bewley are pleased to present to the market this stunning extended four double bedroom detached family home nestled within the ever popular village of Copthorne which has undergone extensive alterations to provide a stylish living space boasting cinema room, bar, beautiful fully equipped kitchen/breakfast room, open plan dining area, lounge, playroom/bedroom five, downstairs W.C., master suite complete with double walk in wardrobes and en-suite, bedrooms two and three come complete with quirky mezzanines, separate walk in wardrobe and family bathroom. Outside the garden continues a great space for entertaining and to the front there is ample driveway parking. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance hall with access to the downstairs W.C. and storage cupboard. From the entrance hall you are greeted by the great sized and open plan lounge with stairs leading to the first floor, feature fireplace and bay window to the rear aspect. The kitchen/breakfast room spreads from the front to the rear of the property and has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer and instant boiling tap, centre island housing the induction hob with extractor hood above, integrated oven, combination microwave, full length fridge, freezer, dishwasher, washing machine, windows to the front aspect, Patio doors onto the garden and open plan to the dining area. The playroom/bedroom five is accessed by the lounge and is versatile in its use with French doors leading onto the garden. The bar is set to the rear of the property and provides access into the awesome cinema room great for a family night in.

The first floor consists of landing with window to the front aspect and also provides access for the walk in wardrobe. The master suite offers a window overlooking the rear garden, access to two great sized walk in wardrobes and also en-suite which has been fitted with a panel enclosed spa bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the front aspect. Bedrooms two and four also overlook the rear garden with bedroom two having the added bonus of a mezzanine. Bedroom three is set to the front aspect also complete with mezzanine and handy walk in storage cupboard. There is also the family shower room which has been fitted with a double shower cubicle, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the front aspect.

Outside the great sized garden has a newly laid patio ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. There is access to the side of the property and to the front is the ample driveway parking.



Welcome Home

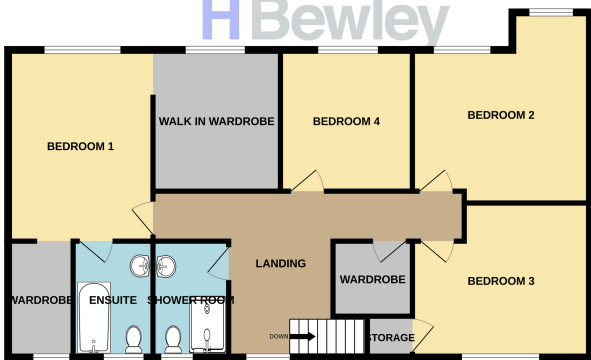
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# Accommodation

GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 2183 sq.ft. (202.8 sq.m.) approx.  
While 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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## Ground Floor Entrance Hall

## Downstairs W.C.

**Kitchen/Breakfast Room**  
23' 3" x 11' 0" (7.09m x 3.35m)

**Dining Area**  
12' 11" x 9' 5" (3.94m x 2.87m)

**Lounge**  
23' 2" x 19' 0" (7.06m x 5.79m)

**Playroom/Bedroom 5**  
9' 8" x 9' 7" (2.95m x 2.92m)

**Bar**  
9' 1" x 7' 6" (2.77m x 2.29m)

**Cinema Room**  
17' 3" x 8' 1" (5.26m x 2.46m)

**First Floor  
Master Bedroom**  
14' 6" x 11' 0" (4.42m x 3.35m)

## Walk in Wardrobe 1

## Walk in wardrobe 2

## En-suite

**Bedroom 2**  
14' 9" x 11' 7" (4.50m x 3.53m)

**Bedroom 3**  
13' 6" x 11' 7" (4.11m x 3.53m)

**Bedroom 4**  
10' 8" x 9' 11" (3.25m x 3.02m)

## Shower Room

## Outside Garden

## Driveway



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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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