

Price

£1,250,000

Garnham
H Bewley

Hérons Lea, Copthorne,



- Superb Equestrian Home
- Idyllic and Exclusive Setting
- Four Bedroom Home
- Stables and Sand School
- Ample Driveway Parking
- Planning Permission Granted
- Private Estate
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



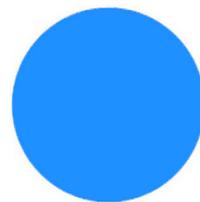
Dragons Farm, Herons Lea, Copthorne, Surrey RH10 3HE

An exceptional equestrian estate set within approximately five acres of beautifully maintained, private grounds, offering an enviable lifestyle for both horse enthusiasts and those seeking refined country living.

The grounds are a true highlight of the property—meticulously cared for and thoughtfully arranged to provide both functionality and visual appeal. Expanses of well-kept paddocks are framed by established boundaries, creating a picturesque and tranquil setting, while the dedicated equestrian facilities are discreetly positioned with their own separate access. These include a professionally prepared 20 x 40m flood lit sand school, all weather turn out paddock, four substantial 12ft x 12ft stables, a fully equipped tack room, staff area, hay barn, and extensive hard standing, all benefitting from water and electricity supply.

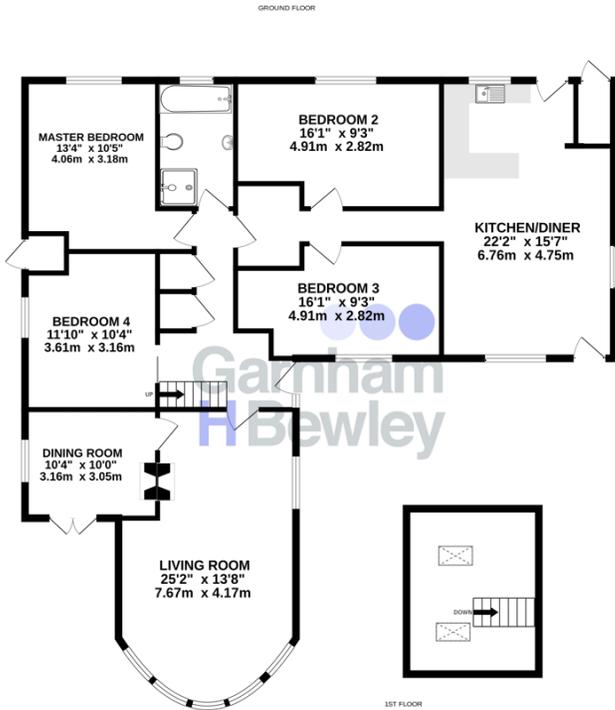
The entire setup reflects a high standard of care and attention, ideal for both private and semi-professional use. The approach to the property is equally impressive, with a large gated driveway providing a sense of arrival and offering extensive parking. The mature, landscaped gardens surrounding the home are well established, featuring a variety of planting, open lawned areas, and useful outbuildings—perfect for enjoying the peaceful surroundings or entertaining guests in a private, countryside setting.

The residence itself is a spacious four-bedroom detached bungalow, offering light-filled and versatile accommodation. A generous kitchen/diner forms the heart of the home, complemented by a substantial living room and a separate family room, providing ample space for both relaxation and entertaining. There is also a significant loft area, presenting further opportunity. Planning permission has been granted for extensions to the rear and into the loft space, allowing for the creation of a truly outstanding, bespoke family residence that fully capitalises on the scale and beauty of the grounds. Situated within a highly sought-after private estate, this remarkable property is offered with no onward chain, presenting a rare opportunity to acquire a luxurious equestrian home in an idyllic and exclusive setting.



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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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Entrance Hall

Living Room

25' 2" x 13' 8" (7.67m x 4.17m)

Kitchen / Diner

22' 2" x 15' 7" (6.76m x 4.75m)

Family Room

10' 0" x 10' 4" (3.05m x 3.15m)

Inner Hall

7' 7" x 5' 8" (2.31m x 1.73m)

Master Bedroom

13' 4" x 10' 5" (4.06m x 3.17m)

Bedroom 2

16' 1" x 9' 3" (4.90m x 2.82m)

Bedroom 3

16' 1" x 9' 3" (4.90m x 2.82m)

Bedroom 4

11' 10" x 10' 4" (3.61m x 3.15m)

Family Bathroom

9' 7" x 6' 2" (2.92m x 1.88m)

Loft Area

12' 5" x 10' 7" (3.78m x 3.23m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

3.1 miles

Dormans Station

3.5 miles

Gatwick Airport Station

3.5 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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