



Roundabout Road

Copthorne, Surrey. RH10

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A tucked away detached family home with equestrian facilities situated in a very convenient location

- Hall
- Sitting room
- Study
- Dining room
- Kitchen/breakfast room
- Utility room
- Cloakroom

- Principal bedroom with en suite shower room
- 3 Further bedrooms
- Family bathroom

- Double garage with tack office and annexe over
- Garden with terrace and summerhouse/home office
- Parking
- Stable yard with 7 boxes, hay store and pony box
- Sand school
- Paddocks with 2 further stables

Just over 5½ acres



Property

This modern family home built in 2013 has a covered porch and oak front door to the hall which has an engineered oak floor. Either side of the hall is a study and a sitting room with a wood burner. Beyond is a dining room which is open to the kitchen/breakfast room and both have engineered oak floors. The kitchen/breakfast room has fitted wall and floor units, woodblock worksurfaces, island unit, built in cupboard, built in dishwasher, fridge/freezer and Rangemaster with 6 hobs, 2 ovens, grill and warming draw. There is also a good size utility room and cloakroom.

On the first floor the principal bedroom has a range of fitted wardrobes and en-suite shower room. There are 3 further bedrooms all with fitted cupboards. The family bathroom is well appointed.

Outside

A pair of wrought iron gates opens to the driveway with plenty of parking. There is a double garage with a tack room and an annexe above. The garden mainly lies to the west and north of the house where there is a paved terrace which leads out onto the lawn with a number of trees including fruit and an acer. At the back of the garden is a summerhouse/home office. Beyond the garden is the stable yard with 2 blocks of stables, one with 4 boxes and the other with 3 boxes. Behind the stables is a lean-to hay store with pony box. Beyond the stable yard is a sand school 35m x 18m. There are 4 main paddocks, one with 2 further stables and another with access to the lane. In all the whole property extends to just over 5½ acres.

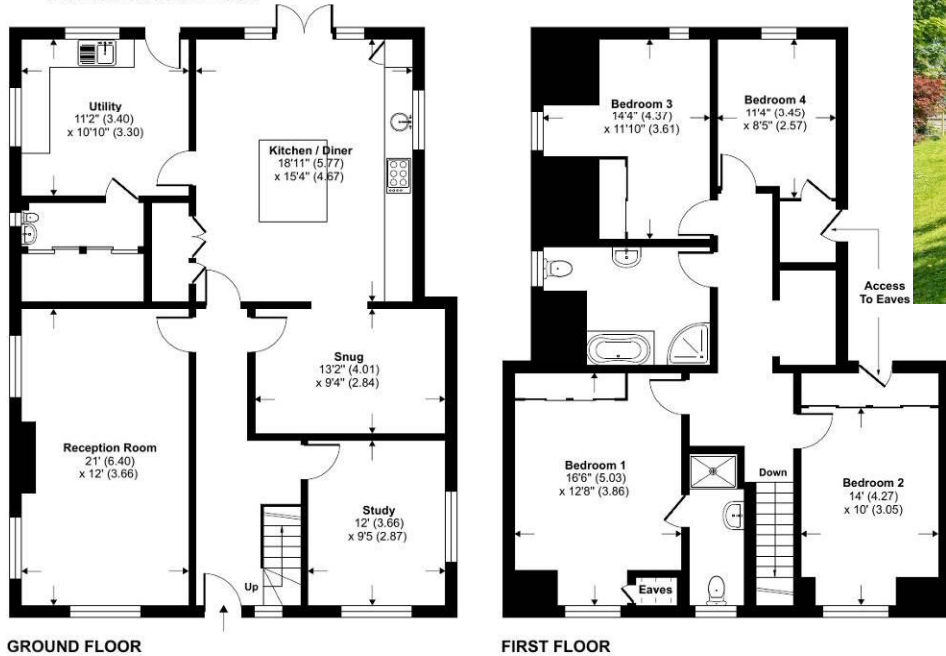
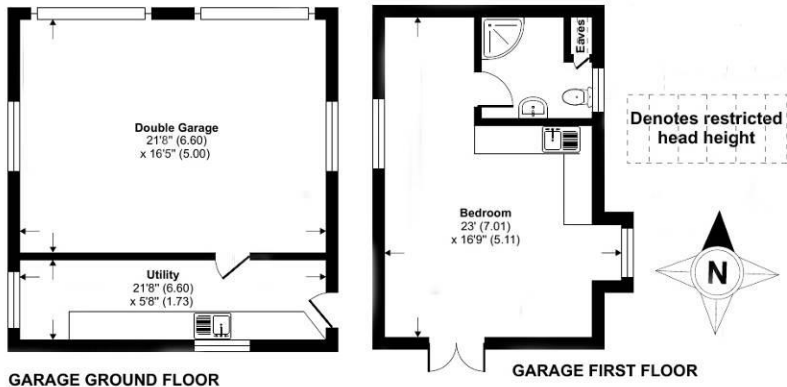
Tenure, Local Authorities and Services

Freehold. Council Tax Band F. Mains electricity and water. Private drainage. Oil fired central heating. Solar panels contribute to electricity. Tandridge DC 01883 722000. Surrey CC 0181 541 8800.



Approximate Area = 2980 sq ft / 276.8 sq m (includes garage)
 Limited Use Area (s) = 16 sq ft / 1.4 sq m
 Total = 2996 sq ft / 278.2 sq m

For identification only - Not to scale



GROUND FLOOR **FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Humberts. REF: 991905



Local Communications & Amenities

Located in a rural position between Cophorne and Crawley Down, which offer most everyday facilities. For more extensive shopping, educational and transport facilities there are the towns of East Grinstead and Crawley. There is excellent schooling in the area including Worth, Cophorne, Ardingly, Cottesmore and Handcross Park. Sporting and recreational facilities include golf at Cophorne and Lingfield Park, Horse racing at Lingfield Park and Plumpton.

The mainline railways stations at Three Bridges (5 miles), and Gatwick (7 miles), provide services to London Bridge/Victoria. The M23 is about 3 miles away and provides good access to London, Brighton, Gatwick and the national motorway network. All distances are approximate.

Directions

Leave the M23 at junction 10 on the A264 towards East Grinstead. Proceed over the two roundabouts on the A264 and Roundabout Road will be found on the left after Borers Arms Road. Go up the private road bearing left at the top and the house is at the end on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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