



Front elevation

Refurbished Victorian 3 bedroom 2 bathroom detached house with detached studio and off road parking.



27 Church Lane, Copthorne, West Sussex, RH10 3QF



Sitting room



Kitchen

- New fitted kitchen with integrated appliances.
- Sitting room with bay window.
- Dining room.
- Cloakroom.
- 3 bedrooms
- 2 new shower rooms.
- Detached 366 square foot studio.
- Double glazed, gas central heating.
- Stripped wood floors throughout.
- Large new patio, level rear garden.

GUIDE PRICE

£440,000

**LEWIS
WHITE**

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Accommodation:

Entrance porch:

Outside light and attractive brick arch detailing.

Entrance hall:

Stripped wood floors and doors to reception rooms.

Sitting room: 3.79m x 3.65m

Charming room with cast iron Victorian fireplace, bay window and stripped wood floors.

Dining room: 3.65m x 3.59m

Ample space to dine in the recently decorated room with stripped wood floors.

Kitchen: 4.86m x 2.70m

Recently fitted kitchen with a range of base and wall units in white finish with contrasting worktops. Integrated appliances include dishwasher, oven, gas hob, splashback and filter hood. Double doors open out onto the new side and rear patio.

Cloakroom:

WC and basin.

First floor landing:

Attractive stripped wood balustrading.

Bedroom 1: 3.30m x 3.25m

Bright and spacious double bedroom with stripped wood floors.

En suite:

New white suite comprising walk in shower, pedestal basin, low level WC and contrasting wall tiles.

Bedroom 2: 3.70m x 2.85m

Double bedroom with stripped wood overlooking the rear garden.

Bedroom 3: 3.63m x 2.70m

Single bedroom with rear aspect.

Shower room:

Recently installed with shower, pedestal basin and WC.

Detached 366 square foot studio/outbuilding:

Studio room: 5.45m x 4.35m

Bright room with double doors to the new patio, to one side there is a kitchen area with base units and sink unit.

Office/study room: 4.35m x 2.28m

Pleasant room with twin windows overlooking the rear lawn.

Shower room:

Shower cubicle, basin and WC.

Rear garden:

To the rear and side of the house is a recently laid patio in Indian slate creating a super al-fresco dining area, this leads around the studio to a level lawn with mature shrubs and fruit trees.

Off road parking:

There is off road parking at the front of the property.

Council tax band: E

EPC Rating: Current 69 Potential 83



These details are of course subject to any necessary consents and regulations. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission or accidental error shall be a ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Purchaser.

Shower room



En suite shower room

Dining room



Dining room

Detached studio



The studio

Bedroom 1



Bedroom 1