



Newlands Park, Copthorne, RH10 3EW

Taylor Robinson is delighted to welcome to the market this immaculately presented and generously sized five bedroom detached house located on the outskirts of the sought after Copthorne Village, approximately four miles from Gatwick, however, benefitting from not being in the flight path. The property has a comprehensive CCTV system and alarm and in brief comprises of an entrance hall with stairs rising to the first floor, W.C. and under stairs cupboard with lighting. Immediately to your right you will find a cosy reception room. There is an open plan kitchen/ dining area which has a modern fitted kitchen with granite work tops, ample of storage, integrated appliances and French doors leading to the private rear garden. There is a spacious living room with raised log burner. A utility room leading through to a study area, bar area and a wet room for the resistance pool, also with side access leading to the double garage. Off of the utility room there is access to a spacious bedroom with dressing room and en suite shower room. The wow factor of this ground floor is the Orangery, which houses a resistance pool and bi-folding doors with direct access to the private rear garden.

Externally you will find a good sized and mature private rear garden which is a third of an acre and mainly laid to lawn with a large patio area, pond, a covered seating area, hedge surround and a solid oak cabin which is alarmed and currently used as a gym. Also a brick built storage shed with lighting and water. There is access to the garage which is also alarmed, has electric up and over door.

Asking Price £1,150,000 Freehold

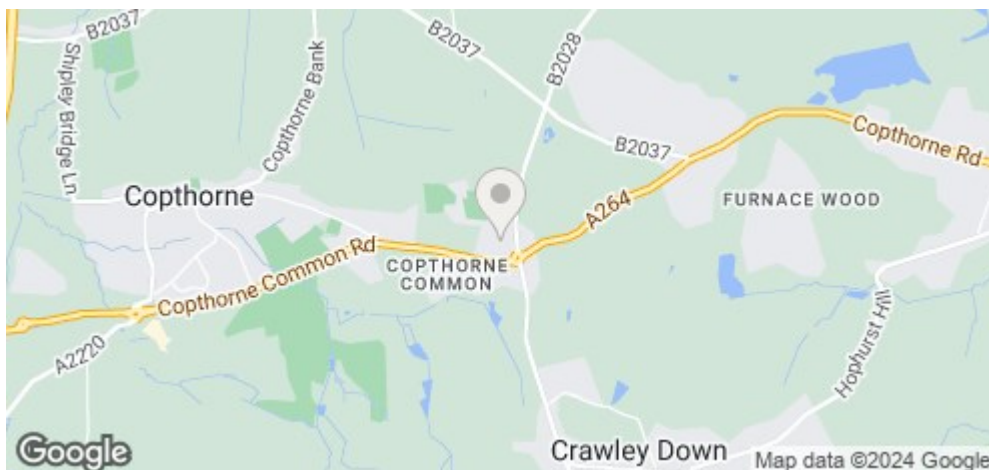
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- 5 Bedroom Detached House
- Garage and Driveway with Parking for Multiple Cars
- Downstairs Shower Room
- Downstairs Bedroom with Dressing Room and En Suite
- Utility Room & Large Mature Rear Garden
- Bedroom One with En Suite and Dressing Room
- Orangery with Pool

Entrance	Utility Room/ Study 28'6" x 11'0" (8.69 x 3.35)	Dressing Room 8'10" x 5'6" (2.69 x 1.68)
Hallway 9'0" x 6'5" (2.74 x 1.96)	Shower Room 8'1" x 4'0" (2.46 x 1.22)	En Suite Shower Room 8'11" x 5'3" (2.72 x 1.60)
Hallway 6'9" x 3'1" (2.06 x 0.94)	Bedroom 19'1" x 10'4" (5.82 x 3.15)	Bedroom 10'2" x 9'10" (3.10 x 3.00)
W.C. 6'3" x 2'7" (1.91 x 0.79)	Dressing Room 10'5" x 7'0" (3.18 x 2.13)	En Suite Shower Room 7'11" x 3'6" (2.41 x 1.07)
Reception Room 11'7" x 8'7" (3.53 x 2.62)	En Suite Shower Room 10'1" x 5'8" (3.07 x 1.73)	Bedroom 11'9" x 7'0" (3.58 x 2.13)
Living Room 19'3" x 11'7" (5.87 x 3.53)	Orangery 20'1" x 11'4" (6.12 x 3.45)	Bedroom 11'10" x 11'9" (3.61 x 3.58)
Kitchen 8'1" x 8'0" (2.46 x 2.44)	Stairs to First Floor	Bathroom 6'6" x 5'5" (1.98 x 1.65)
Kitchen 19'5" x 9'6" (5.92 x 2.90 (5.91 x 2.89))	Landing 19'6" x 8'0" (5.94 x 2.44)	Garage 31'0" x 14'7" (9.45 x 4.45 (9.44 x 4.44))
Dining Room 10'3" x 8'5" (3.12 x 2.57)	Bedroom 18'9" x 11'1" (5.72 x 3.38)	

Council Tax Band: F





Floor Plan



Approximate total area^m
 2571.92 ft²
 238.94 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	