



Thorne Copse

Roundabout Road, Cophorne, Crawley, West Sussex, RH10 3LD

Batcheller
Monkhouse

Our Corner of England

THORNE COPSE

A rare opportunity to purchase an equestrian property in the heart of Copthorne village. This exceptional property offers an unparalleled chance to own a stunning equestrian property in the desirable village of Copthorne. Set in 5.3 acres of picturesque land, the property includes nine stables, a sand school and ample grazing land. The main residence is a charming four to five-bedroom house and boasts a detached self-contained annex.

Ground Floor

- Entrance Hall
- Living Room
- Study
- Family Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom

First Floor

- 4 Double Bedrooms
- Main Bedroom with En Suite
- Family Bathroom

Outside

- Self-Contained Detached Annex Studio including Kitchenette and Shower Room
- Tack Room/Utility Room
- Double Garage
- Garden Room
- 5.3 Acres of Land
- 9 Stables
- Feed Room
- Sand School
- Driveway Parking for Several Cars



DESCRIPTION

Tucked away along a quiet, private lane Thorne Copse is a contemporary and well-maintained detached family home offering a tranquil lifestyle. Set on 5.3 acres of picturesque land and paddocks it features 9 well-kept stables, a feed room and adjacent tack room catering perfectly for all equestrian needs. The main residence itself stands some 2,030 sqft showcasing a bright and modern layout with ample living space ideal for those seeking a harmonious blend of comfort and countryside living.

The main features of the property include:

- A large **Entrance Hallway** boasting wooden flooring and stairs to the upper floors.
- The 21 ft **Living Room** is a spacious room that enjoys views over the front of the property with two windows to the side, brick built fireplace with inset log burner.
- On the right hand side of the hallway you will find a **Study**, a great room for those looking to work from home and is dual aspect again enjoying views over the front garden.
- The **Kitchen/Dining Room** is the hub of the home and is situated to the rear of the property. The kitchen is fitted with an array of cream Shaker-style wall and base units and solid wood worktops, a centre island, Rangemaster cooker with tiled splashback and extractor fan over. Solid wooden flooring stretches throughout this space with plenty of room for a dining table. A set of double doors take you out to the raised decked terrace area.
- There is a large and well-appointed **Utility Room** adjacent to kitchen with a door to the rear garden, space for a washing machine and tumble dryer, extra worktop space, sink and tiled flooring.
- From the utility room is a handy downstairs **Cloakroom** with built-in storage and a full-height cupboard.

First Floor

- The **Main Bedroom** enjoys views to the front of the house and has built-in wardrobes tucked into the recess of one wall. There is an adjacent **En-Suite Shower Room** fitted with a white WC, wash basin and vanity unit below. There is also a shower cubicle and a heated towel rail.
- **Bedroom 2** also enjoys views over the front garden. This is a well-proportioned room, again boasting built-in wardrobes with additional storage space in the eaves.





- **Bedrooms 3** and **4** can be found to the rear of the house.
- **Bedrooms 3** is dual aspect, overlooks the rear garden and the fields beyond and also benefits from a built-in wardrobe.
- **Bedrooms 4** also boasts a built-in wardrobe and eaves storage, and also enjoys views over the fields to the rear.
- The spacious **Family Bathroom** is fitted with a white suite, separate shower cubicle, bath, towel rail and WC.

OUTSIDE

The property is approached via a long gravel driveway providing off-road parking for 5-6 cars, which leads to a double garage with tack room/utility room at the rear. The well-appointed tack room features a sink and drainer, work surfaces with cupboards below and window to the side, space for washing machine and a large fridge freezer. The boiler for the annex is also located here. An external staircase provides access to the self-contained studio accommodation above and comprises of a bed/sitting room with kitchenette area and a separate bathroom with white WC, wash handbasin and shower cubicle. The annex balcony provide stunning views across the lawns, fields, stables and sand school. The front garden is landscaped with flowers, shrubs and a lawn area that wraps around the house. There is also a charming summer house with power and lighting. Rose beds and planting surround the driveway and the property boundaries are defined by fences, shrubs and trees.

The wide pathway from the driveway leads to a double five-bar gate that opens out onto a vast lawn and four fields, all within approximately 5.3 acres. To the left of the lawned area there are two stable blocks accommodating at least seven horses with a feed room and hay/storage area to the rear. Across the fields to the right are two additional stables housed in a converted former piggery. The sand school is located straight ahead, making this property an exceptional choice for an equestrian enthusiast.

AMENITIES

Local: Copthorne has some local shops and Public Houses. East Grinstead offers an attractive high street with a wide selection of shops including major brand Supermarkets, many opportunities for leisure including a multi-screen cinema, Chequer Mead Arts Centre, and Kings sports centre and swimming pool..

Towns: East Grinstead (5.3 miles), Crawley (4.9 miles), Haywards Heath (11.2 miles), Brighton (26.9 miles)

Transport: Three Bridges Railway Station (3.5 miles) services to London in approximately 40 minutes. Gatwick Airport (6.1 miles).

Schools: Copthorne C.E. Junior School www.copthorne.w-sussex.sch.uk Copthorne Preparatory School www.copthorneprep.co.uk Imberhorne School www.imberhorne.co.uk Sackville School www.sackvilleschool.org.uk Brambletye www.brambletye.co.uk Ardingly College www.ardingly.com Cumnor House www.cumnor.co.uk Burgess Hill Girls www.burgesshillgirls.com Hurst College www.hppc.co.uk

Leisure: Copthorne Golf Club www.copthornegolfclub.co.uk, Bluebell Railway www.bluebell-railway.com, Ardingly Reservoir www.highweald.org, South of England





Showground www.seas.org.uk, Wakehurst Place www.kew.org/wakehurst, South Downs National Park www.southdowns.gov.uk, Ashdown Forest www.ashdownforest.org.

DIRECTIONS

From Copthorne Bank turn right on to Borers Arms Road, turning left onto Copthorne Common the A264. Roundabout Lane can be found on your left hand side. Follow the road along and the property will be the last on your right hand side.

What3Words: ///carbon.guides.rooms

Additional Information

Local Authority: Mid Sussex District Council, Haywards Heath, West Sussex- RH16 1SS . Telephone 01444 458166 Website: www.midsussex.gov.uk.

Services (not checked or tested): Mains electricity and water, oil fired heating, private drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number SY422664

EPC: EPC rating C

Council Tax: Band F



GUIDE PRICE £1,500,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

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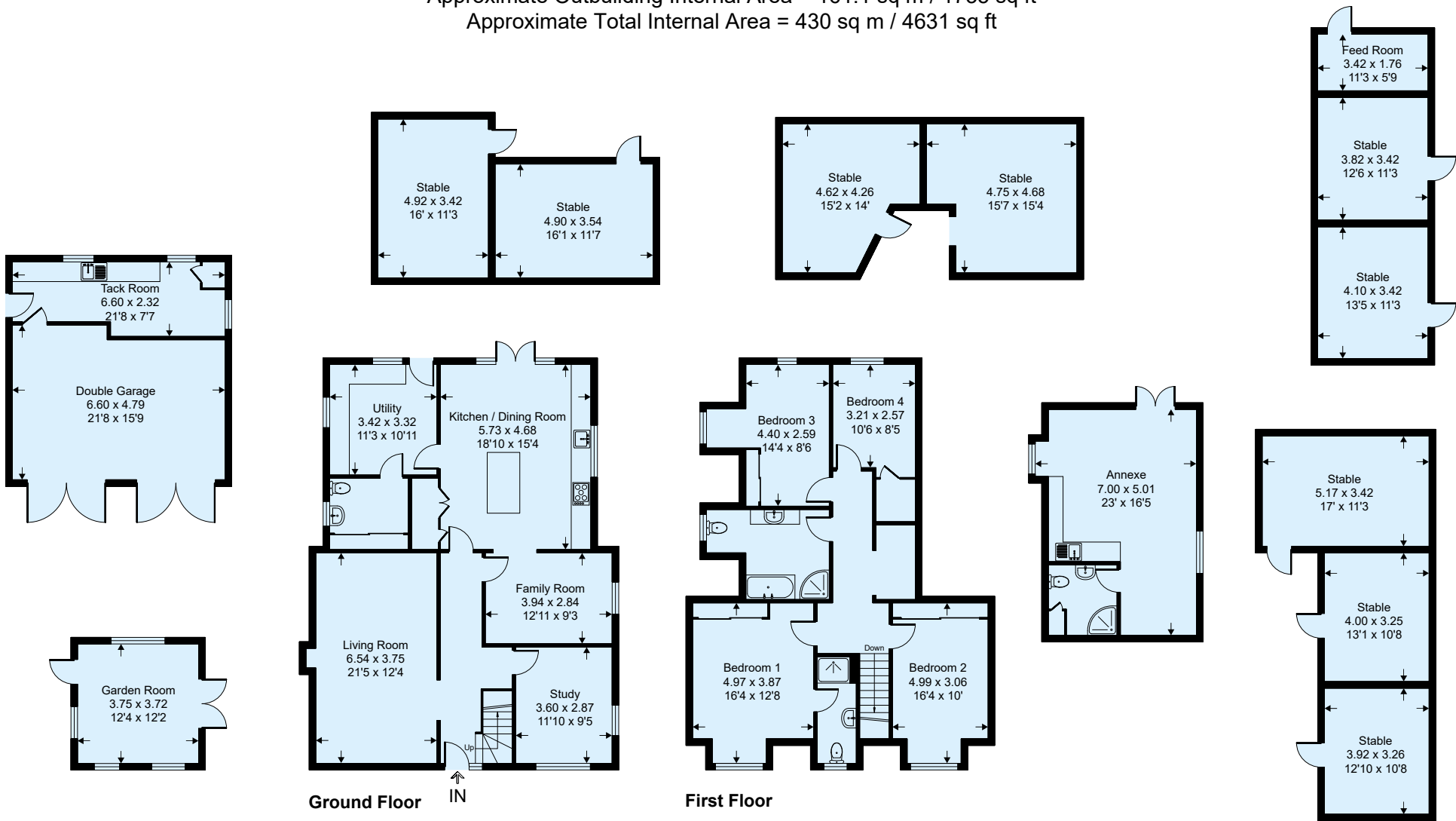
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Thorne Copse

Approximate Gross Internal Area = 191.7 sq m / 2064 sq ft
 Approximate Garage Internal Area = 44.5 sq m / 480 sq ft
 Approximate Annexe Internal Area = 32.7 sq m / 352 sq ft
 Approximate Outbuilding Internal Area = 161.1 sq m / 1735 sq ft
 Approximate Total Internal Area = 430 sq m / 4631 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

NOTE:

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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