



EQUUS

Country & Equestrian



DRAGONS FARM

DRAGONS FARM Herons Lea, Cophorne, West Sussex, RH10 3HE

S O L D - A well-presented detached home set in 5.5 acres (*TBV) and located on a private estate offering the convenience of being in a unique semi-rural position with excellent commuting links yet benefiting from close proximity to country walks and bridleways allowing for good riding out for those with equestrian interests. The property is approached from a private road onto a sweeping driveway with generous parking for several cars plus adjacent carport. A further gated entrance from the driveway leads to the adjoining land which is laid out as paddocks. Also set within the grounds is a large fenced pond and an area of woodland. The layout of the house is mainly single storey - 3 double bedrooms plus adjoining self-contained studio/annexe bedroom 4 - offering deceptively spacious accommodation including: Ground Floor: Reception Hall, 25ft x 13.9ft sitting room (fireplace/wood burner & feature full height windows), dining room (fireplace/wood burner & French doors out to terrace), Kitchen & breakfast room, Boot room, Principal bedroom with fitted wardrobes & Shower Cubicle, 2 further bedrooms (each with fitted wardrobes /one with wash hand basin), family bathroom, separate WC. First floor: Spiral staircase from entrance hall leads up to converted attic room (potential as study/occasional bedroom). Attached self-contained single storey Studio/Annexe: large open plan room (currently used as home office), separate kitchenette and toilet. Attractive surrounding gardens offer total seclusion to the plot and feature a pond with water cascade to the front and large terrace with built in barbecue set to the side.



LOCATION & AREA AWARENESS

The property is situated on a private estate on the fringes of Copthorne which has a C of E junior school, prep school, pubs, shops hotel and golf club. The neighbouring village of Felbridge has an equestrian Showground, Oden Craig Dressage venue at Oxted is also easily accessible, as is Hickstead Show jumping ground and horse racing at Lingfield Park. For further local facilities Crawley Down village is around 1.7 miles with general store, butchers, pharmacy, newsagent/post office and public house, also nearby is Hedgecourt Lake, where there are angling and dinghy sailing clubs. For more comprehensive shopping and amenities the towns of East Grinstead and Horsham, both with mainline train services to London (journey time approx. an hour), are easily accessible by road and include: supermarkets, high street and independent shops, a variety of restaurants and cafes, and a range of leisure facilities. The main line station at Three Bridges is about 5 miles distant providing services to London Bridge and London Victoria (in about 35 minutes). The M23 (approx. 3 miles) is also within easy reach and provides fast access to London, Gatwick Airport and the M25 and national motorway network.

ACCOMMODATION - refer to the floor plan

ACCOMMODATION – REFER TO THE FLOOR PLAN

RECEPTION HALL - tiled floor and cupboards.

SITTING ROOM - full height windows to one end and set into a semi-circular end wall; a double-sided fireplace housing a wood-burning stove. The other side of the fireplace opens into the DINING ROOM which has French doors to the terrace. KITCHEN / BREAKFAST ROOM with an electric oven and ceramic hob, fitted wall and floor units, breakfast bar, integrated dishwasher, stainless steel sink with mixer tap, space for fridge freezer. A part glazed door from the kitchen leads into a boot room; door onto the terrace and path to the back garden.

The principal BEDROOM 1 with fitted wardrobes, dressing table and shower cubicle.

There are 2 further well-proportioned BEDROOMS, both with fitted wardrobes and one of which also has a wash hand basin.

FAMILY BATHROOM - corner bath, WC and pedestal wash hand basin. Next to this is a separate WC. A spiral staircase leads up from the hall to a converted ATTIC ROOM can be used as an

occasional bedroom and provides access to the loft.

LOFT SPACE & ROOF – Subject to permissions, there is ample space to add further bedrooms possibly by using the hallway, and OR one of the bedrooms as the area for the new staircase. All improvements would need the relevant permissions.

STUDIO / ANNEXE

A separate door from the drive opens into a large, attached home office, which could alternatively be used as a studio annexe. To the rear of this is a KITCHENETTE with a door to the garden and an adjoining WC/cloakroom.

LAND & GROUNDS

The whole site in approx. 5.5-acres (*TBV). This includes the house, drive, gardens, pastureland and woodland.

The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. Where available a Title Plan from Land Registry will have been acquired showing the boundary and acreage. Otherwise an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk - www.homecheck.co.uk

www.floodrisk.co.uk - www.environment-agency.gov.uk

www.landregistry.gov.uk, www.homeoffice.gov.uk, www.ukradon.org

SERVICES & OUTGOINGS

SERVICES AND OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Surrey County Council: 0345 600 9009.

Tandridge District Council: 01883 722000

SERVICES: Mains electricity, water and drainage. Oil fired central heating.

TAX BAND: G

EPC RATING: D 56/86

OUTBUILDING/S SERVICES: Power and Water

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent

Equus Country & Equestrian, South East/South West

T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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DIRECTIONS

From junction 10 of M23 head east on the A264 towards East Grinstead. Cross over the next 2 roundabouts, heading towards East Grinstead. About 1 mile after the Dukes Head roundabout and just beyond the Shell petrol station (which is on the right) turn left into New Domewood Private Estate on to Herons Lea, after a short distance from the main road the entrance to the property will be on the right and is the 2nd entrance.

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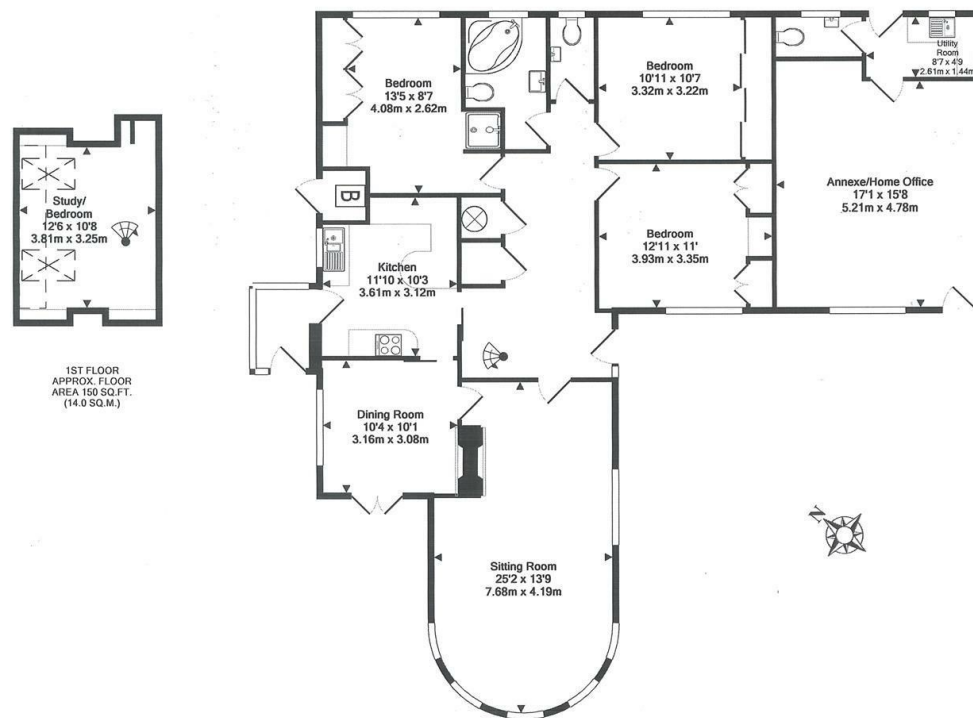




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TOTAL APPROX. FLOOR AREA 1797 SQ.FT. (167.0 SQ.M.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings. Made with Metaphor 60018

GROUND FLOOR
APPROX. FLOOR AREA 1647 SQ.FT. (153.0 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		56
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		51
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		