



Hurst House, Copthorne Common, Copthorne  
West Sussex

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Hurst House

## Copthorne Common, Copthorne, West Sussex RH10 3LG

A handsome period residence with outbuilding and tennis court set in garden and grounds of 1.1 acres.

Copthorne village centre 1.2 mile, M23 (Jct 10) 1.9 miles, Three Bridges station 3.3 miles (London Victoria from 38 mins, London Bridge from 34 mins), East Grinstead 4.6 miles, Crawley 5 miles, London Gatwick Airport 5 miles, Brighton 25 miles, Central London 30 miles

Reception hall | Sitting room | Family room  
Dining room | Study | Kitchen/breakfast room  
Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms, 1 en suite  
Family bathroom | Loft room | Outbuilding comprising office, garage, storage | Basement  
Tennis court | Garden | 1.1 acres  
EPC rating E

### The property

With the original structure reflecting the grandeur of Georgian architecture, Hurst House offers striking historic character with later enhancement to its composition seeing the creation of a generously proportioned family home. Offering versatility and immense opportunity, the interiors of the property could now benefit from a programme of refurbishment with the potential to realise a splendid and individually crafted home ideally suited to 21st century lifestyles. Lofty windows provide a light-filled living environment with the ground floor currently comprising four reception rooms and a spacious kitchen/breakfast room. With rustic quarry-tiled flooring, the kitchen and adjoining breakfast area are subtly defined by a step-level change with an external door offering an entry/exit point linking to the courtyard.

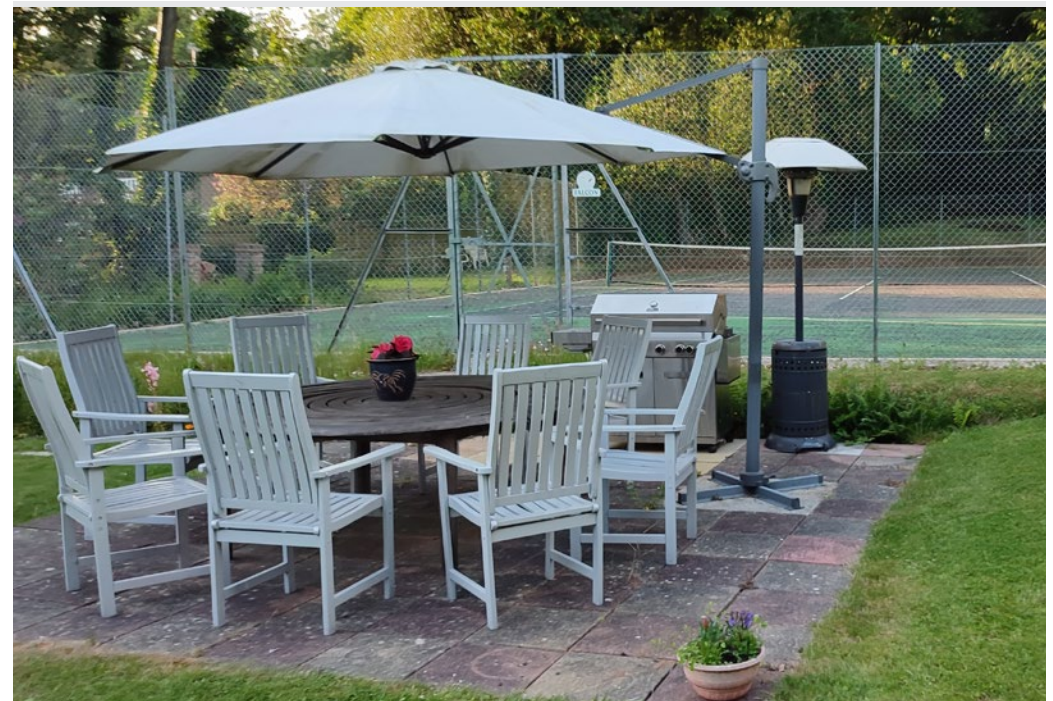
Rising from the reception hall, the central staircase features a classic curved handrail and leads up to a roomy galleried landing. There are five bedrooms on the first floor, two of which benefit from adjoining bathrooms, whilst a separate family bathroom complements a cloakroom facility on the floor below. A boarded loft room at the top of the house, offers versatile use options, as does the outbuilding which presently provides a large office, adjoining storage room and attached garage.

### Outside

Gates at the frontage open onto an area of hardstanding which provides parking for numerous vehicles, with wrought-iron gates beyond creating partition to the courtyard garden, whilst a pedestrian gate offers a route to the pillared entrance portal. Swathes of lawn and majestic mature trees offer a sense of a parkland outdoor sanctuary, with garden features including a charming pergola walkway with brick columns and ancient timbers, a formal pond with aquatic planting and paved surround, and a fully-enclosed tennis court. Patio settings offer opportunities for al fresco dining and relaxation and beds are filled with an attractive collection of colourful and architectural shrubs and perennial plants.

### Location

Copthorne Common is situated just to the west of Copthorne village where amenities include a convenience store, a medical centre/pharmacy, primary and junior schools, along with pubs, restaurants and a golf club. Nearby Crawley offers comprehensive shopping, leisure and cultural facilities, with additional amenities and rail services available at East Grinstead. The surrounding countryside provides a range of sporting and recreational activities. There are opportunities to enjoy the natural environment with a vast network of stunning walks. Well-regarded schooling in the vicinity includes Copthorne Pre School, Handcross Park, Ardingly and Brighton and Hurstpierpoint Colleges and Cumnor House.







## Floorplans

Hurst House Copthorne Common, Copthorne, West Sussex

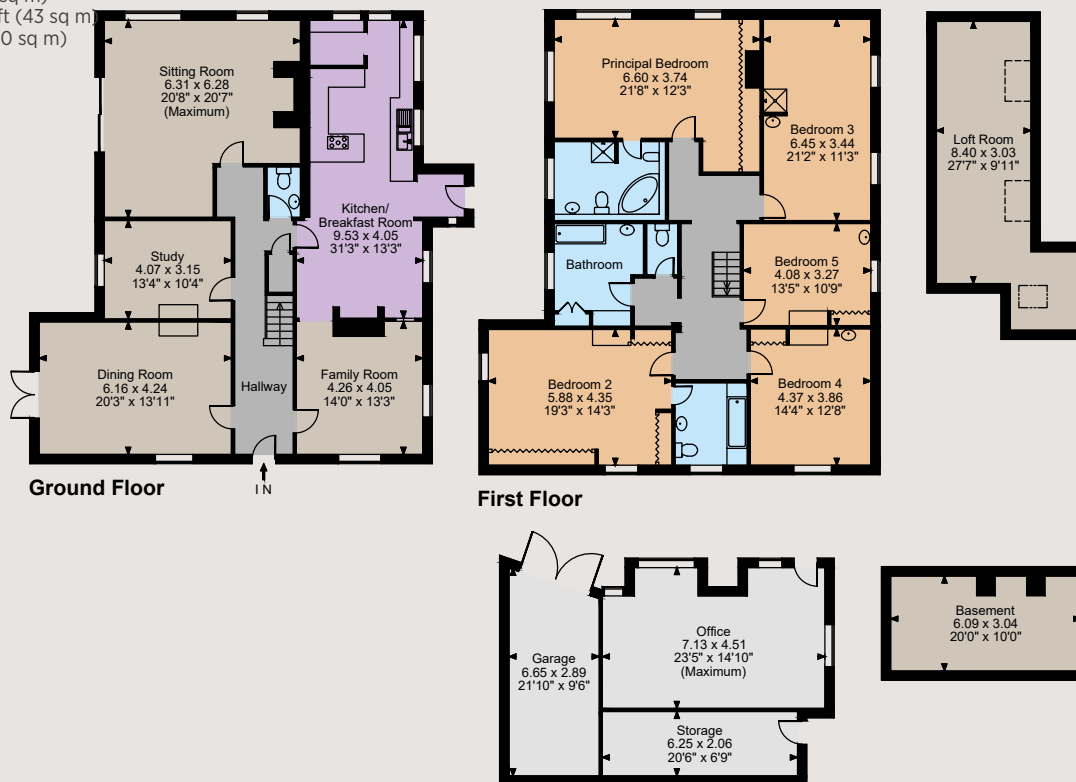
Main House internal area 3,438 sq ft (319 sq m)

Garage internal area 192 sq ft (18 sq m)

Outbuilding internal area 466 sq ft (43 sq m)

Total internal area 4,096 sq ft (380 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8627873/SS



## Directions

RH10 3LG

What3words:///tigers.palms.tens

## General

**Local Authority:** Mid Sussex District Council.

Tel: 01444 458166

**Services:** Mains electricity, water and drainage.

Oil fired central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

**Guide Price:** £1,150,000

## Guildford

215-217 High Street, Guildford, GU1 3BJ

**01483 306565**

[guildford@struttandparker.com](mailto:guildford@struttandparker.com)

[struttandparker.com](http://struttandparker.com)



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.

