



Mulberry House and KOA Cabins, Copthorne Common,
Copthorne, West Sussex

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BNP PARIBAS GROUP 

Mulberry House

Copthorne Common, Copthorne, West Sussex RH10 3JU

A turnkey luxury retreat with untapped growth potential set within a 13.8 acre private estate. Welcome to Mulberry House and KOA cabins

Copthorne 0.9 mile, Three Bridges station 2.5 miles (London Victoria from 38 mins, London Bridge from 34 mins), Gatwick Airport 4 miles, East Grinstead 5.8 miles, M25 (Jct 7) 10 miles, Horsham 12 miles, Tunbridge Wells 20 miles, Brighton 26 miles, Central London 30 miles

Reception hall | Reception room | Dining room
Study | Playroom | Kitchen/breakfast room
Utility | Boot room | 2 Cloakrooms | Principal bedroom with en suite bathroom | 4 Further bedrooms, 3 en suite | Family bathroom | Loft room | Garage | Storage outbuilding | Stables
Garden | 13.8 acres | EPC rating D

The property

With white-rendered elevations, attractive symmetry and distinctive lofty windows, Mulberry House offers an elegant country retreat with light, airy and versatile accommodation which showcases stylish interior design. On entering the home, the stately reception hallway with its curved oak staircase, gives a flavour of the distinguished presentation on offer within this unique living environment. Chequered flooring gives way to beautiful parquet which extends across much of the ground floor and unifies the refined reception room with the adjoining impressive kitchen/breakfast room. This inviting room is filled with natural light courtesy of three sets of arched doorways, which provide a seamless connection to the garden. Sleek bespoke cabinetry in the kitchen includes an island unit with breakfast bar which creates a subtle divide within the room, with ancillary space offered by a separate utility. The ground floor rooms are completed by a formal dining

room, a flexible-use playroom and adjacent study, and a well-appointed boot room.

On the first floor, the roomy, galleried landing gives access to five elegantly presented bedrooms. Four rooms benefit from access to fabulous boutique-style en suite facilities, with the principal bedroom offering a stylish vintage-inspired en suite bathroom. The family bathroom provides a hidden chute to dispense laundry to the utility room below, whilst a loft room at the top of the house, offers a versatile leisure space.

Outside

Nestled within 13.8 acres, the property is approached via electric operated black timber security gates which opens to the gravelled driveway that leads down to the house where it provides ample parking for numerous vehicles. The gardens and grounds provide a green outdoor sanctuary, with expanses of lawn interspersed with trees and framed by mature herbage and woodland. A natural pond with aquatic planting provides a magnet to wildlife and a length of evergreen shrubs gives division to the adjoining field. The estates perimeter is fenced off by security fencing.

KOA Cabins

With a separate entrance way and roadway leading to the adjacent paddock you will find three bespoke and unique cabins. Each totally independent with open plan bedroom and tv areas. They have ensuite bathrooms and full kitchens. Each cabin has, parking and private outside space that have seating, hot tubs, showers and cinema screens. These are fully licenced and are able to be operated 365 days a year. They generate a high yield which provides a very exciting business opportunity to take over a thriving and profitable luxury cabin retreat with its own separate entrance. www.koacabins.co.uk

Location

Enjoying a tucked-away, leafy setting, Mulberry House is also well-located for excellent communication links with train services at Three Bridges for London, Brighton and Gatwick.













Mulberry House, Copthorne Common, Copthorne, Crawley, RH10 3JU

Approximate Area = 4791 sq ft / 445 sq m (excludes lean to / void / boiler room)

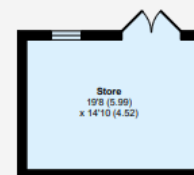
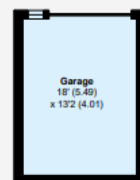
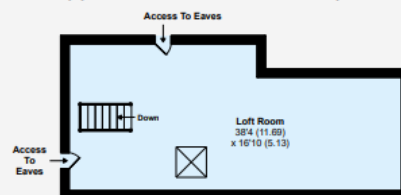
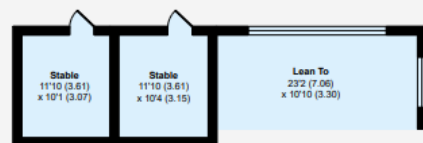
Garage = 237 sq ft / 22 sq m

Cabins = 747 sq ft / 69.4 sq m

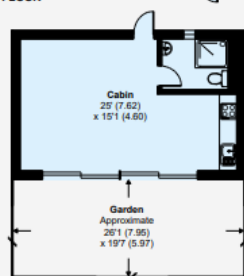
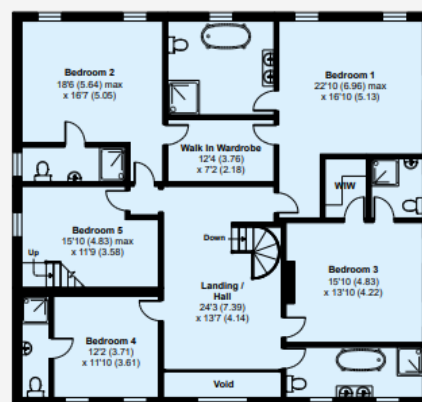
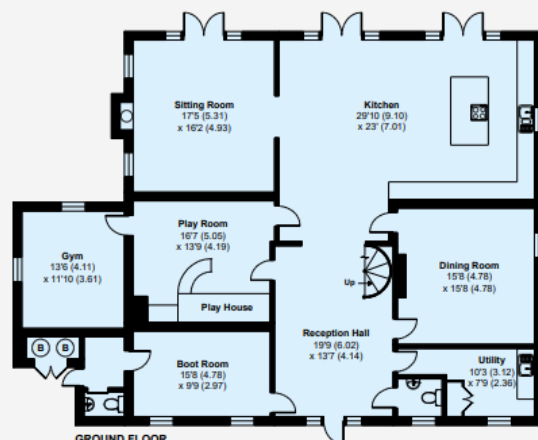
Outbuildings = 549 sq ft / 51 sq m

Total = 6324 sq ft / 587.4 sq m

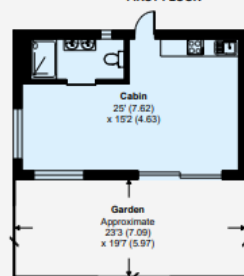
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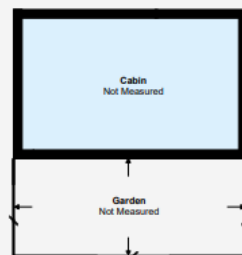
OUTBUILDING 2



CABIN KENA



CABIN KOYA



CABIN KOB

Nearby East Grinstead offers comprehensive shopping, leisure and cultural facilities, with additional amenities and rail services on offer at Horsham. Well-regarded schooling in the vicinity includes Copthorne Prep School, Handcross Park, Ardingly and Brighton and Hurstpierpoint Colleges and Cumnor House.

Directions

From the M23, take the exit at junction 10, joining the A264 toward East Grinstead. At the roundabout, take the 2nd exit remaining on the A264 and take the right turn onto the unmade lane, after a short distance the entrance gates to the property will be found.

General

Local Authority: Mid Sussex District Council.

Tel: 01444 458166

Services: Mains water, electricity and private drainage. (full details to be provided on request)

Council Tax: The property is in Tax Band G

Tenure: Freehold

Price: £4,000,000

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