



**Coopers Wood**  
**Handcross, RH17 6HD**

**£440,000**

**01444 474447**  
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## Coopers Wood, Handcross, RH17 6HD



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### LOCATION

Handcross High Street offers a good range of amenities within a few minutes walk, that includes the large Handcross recreation ground, The Red Lion pub and The Handcross Social Club. The High Street also offers a good range of shops including the renowned Handcross Butchers, a community-run hardware store, a café and a newly opened Budgens supermarket. The village also has a doctors surgery, a dentist and both Handcross Primary School and Handcross Park Prep School. The neighbouring towns of Horsham, Crawley and Haywards Heath, all offer extensive shopping and dining facilities, as well as theatres, cinemas and National Rail stations, serving London & the South Coast. In addition, London & Gatwick Airport are a short drive away via Junction 11 of the M23.

### PROPERTY

Tenure: Freehold

A fabulous three-bedroom semi detached house full of character having been extended in the past but with scope for further extension STPP. Modernised in keeping with the character of the building to include a log burner, oak flooring and redecoration throughout. As you walk through the front door you are met with a light and airy porch leading to a

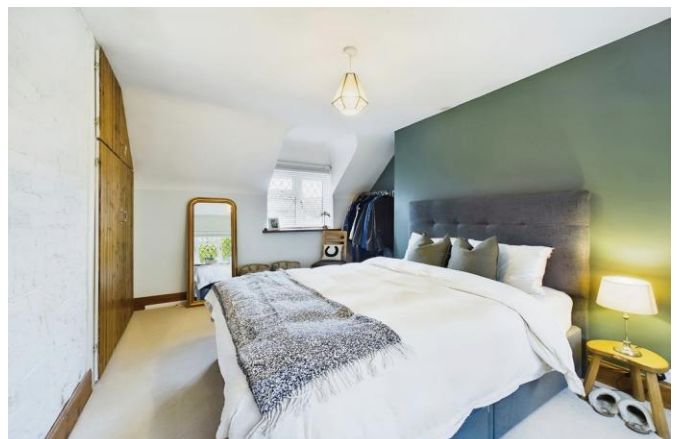
spacious modern kitchen which benefits from the beautiful outlook onto the large garden. The living room offers a dual aspect, to the front and rear, and boasts a working log burner. Completing the ground floor accommodation is the modern fitted shower room.

Stairs lead to the first floor with 3 great sized bedrooms and a separate WC. The main bedroom also benefits from built in storage.

### OUTSIDE

Approaching the property you are met with ample parking, a newly fitted EV charger and newly laid 'tar & chip' driveway with side-gate access to the rear garden.

To the rear, steps lead from the kitchen to a large shingled patio opening up on to a large lawned area with summer house.





### Buses

1 minute walk



### Shops

Budgens  
0.8 miles



### Trains

Balcombe – 4 miles  
Crawley – 4 miles



### Airport

Gatwick  
9.1 miles



### Roads

M23  
1.9 miles



### Sport & Leisure

K2 Leisure Centre – Crawley  
2.6 miles  
Cottesmore Hotel Golf &  
Country Club  
2.8 miles



### Rental Income

£tbc



### Schools

Handcross Primary  
Handcross Park School  
Holy Trinity CofE  
Secondary



### Broadband

Up to 67 Mbps

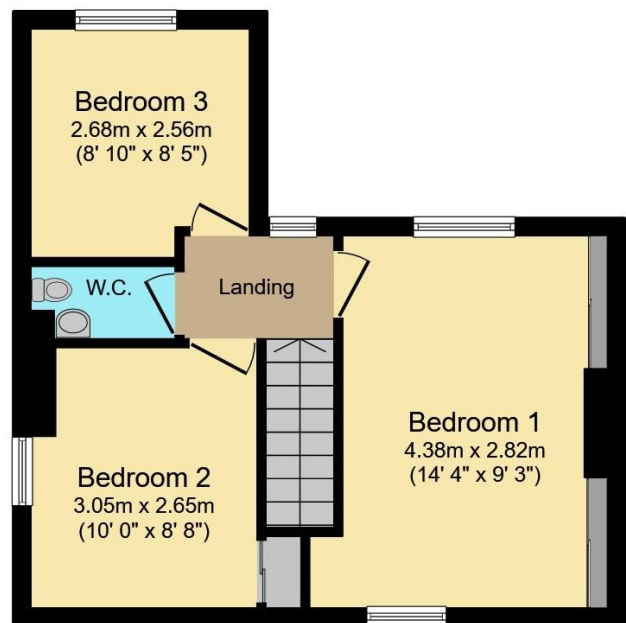


### Council Tax

Band C

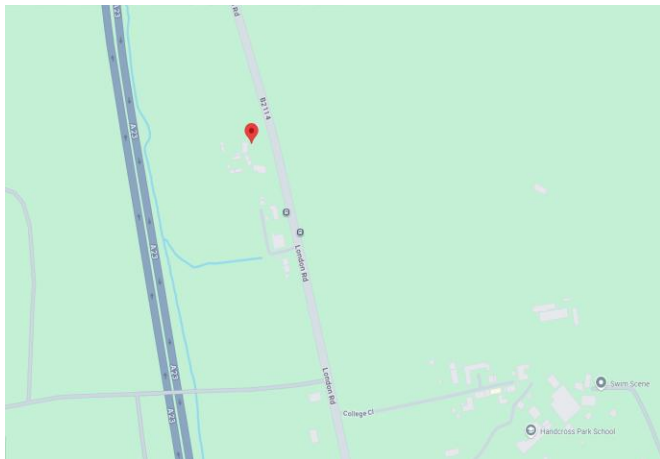


Ground Floor



First Floor

#### Map Location



**Total Approximate Floor Area**  
**900 sq ft / 83.6 sq m**

#### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Viewing arrangements by appointment through Brock Taylor**

**01444 474447**  
**hhsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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