



**The Street
Slinfold, RH13 0RP**

**Guide Price
£1,200,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

The Garden House is set in the heart of this quintessential Sussex village, that features a picturesque Cricket Green, The Red Lion historic pub, Slinfold Primary School, a Church and The Slinfold Village Store, for all your day-to-day needs. The Slinfold Golf & Country Club is also set just outside the village and features a large health and fitness club and 18 hole golf course. There is also a large Tesco supermarket only a short drive way, in Broadbridge Heath, with the thriving market town of Horsham being a short drive further. Horsham offers a wide selection of entertainment and dining options, including a varied choice of bars, restaurants and coffee shops, an Everyman Cinema and The Capitol Theatre. The town also offers a twice-weekly market, wide range of shopping facilities, from major high street brands, that include John Lewis & Oliver Bonas, to an excellent selection of independent retailers. For access to London, Gatwick and the South East there is a good range of options, that include National Rail stations at Christs Hospital (3.7m), Horsham (5.3m) and Billingshurst (5m), or via local road networks including the A23, A24, A281, A20 & M23.

PROPERTY

Tenure: Freehold

Built in 1979, this unique and impressive detached house was designed by an architect who specialised in ecclesiastic architecture, that resonates throughout the heart of the building. The accommodation is arranged predominantly on the ground floor, with a central hallway and two defined wings, that offers good potential to create an annex, or expand further (STPP). The living room features an attractive vaulted ceiling with fireplace equipped with a log burner, a wall of windows and an adjacent refurbished conservatory, perfectly placed to admire the extensive gardens. The dining room also features a vaulted ceiling, is open-plan, and set off the living room, that in turn leads into the refitted kitchen, that has been updated

with an attractive range of Shaker style units, with woodblock work surfaces and a central island. The adjacent utility is fitted with a matching range of floor and wall mounted units, with space for a range of appliances and doors to the garden and a double bedroom. The adjacent wing flanks the mature pond and provides access to two bedrooms, a traditionally styled bathroom and walk-in storage cupboard. The first floor offers flexible accommodation that could provide a spacious master bedroom suite, with separate dressing room, or nursery and a white bathroom suite. The master bedroom also features a small balcony that could be an attractive feature, but is in need of refurbishment.

OUTSIDE

The property is set in a superb plot of just over an acre, at the end of a private lane, in the heart of the village and offers immense potential for improvement or replacement of the existing dwelling (STPP). As you approach the house you pass a defined former kitchen garden, ideal for a productive vegetable plot, with mature fruit trees and an historic small Sussex wooden barn. The gravel driveway provides an area for parking two to three vehicles, before reaching the main house, that in turn has a generous area of driveway, with a detached garage. The gardens are mainly set to the West and South of the building, with a paved patio area and large mature pond, that leads into an expanse of well-maintained lawn, with extensive beds stocked with a wealth of mature plants and perennials, with a selection of specimen trees and shrubs, that help to create an environment that is both secluded and relaxing. The garden is enclosed by a combination of fencing and natural borders and has attractive views out onto open countryside and towards the village church tower.





Buses

1 minute walk



Shops

Village Store
1 minute walk



Trains

Christs Hosptial – 3.7 miles
Horsham – 5.3 miles



Airport

Gatwick
15.5 miles



Roads

M23
11.2 miles



Sport & Leisure

Slinfold Golf & Country Club
1 mile



Rental Income

£2,600 pcm



Schools

Slinfold Primary
Tanbridge House



Broadband

Up to 67 Mbps

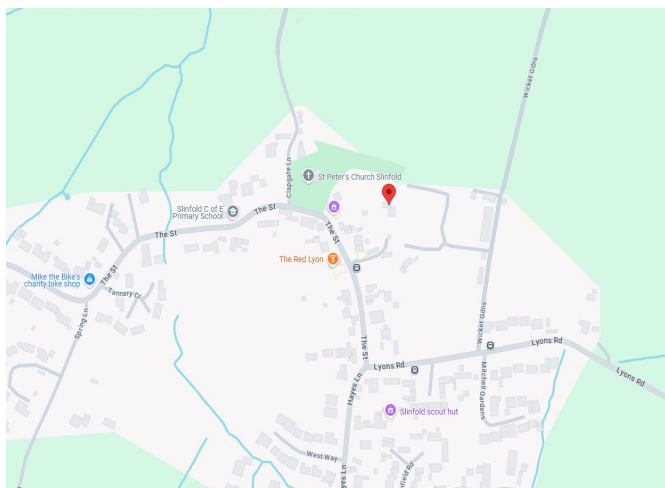


Council Tax

Band G



Map Location



Total Approximate Floor Area
2,092 sq ft / 194 sq m

EPC Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Viewing arrangements by
appointment through Brock Taylor

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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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