



40 Brick Lane  
 Slinfold, West Sussex, RH13 0BE  
 Offers in excess of £800,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent



# 40 Brick Lane, Slinfold, West Sussex, RH13 0BE

Courtney Green are delighted to offer for sale this very well specified, substantial, four double bedroom family home, built By Fabrica in 2018 and greatly improved by the current owners, who have lived here since new. Fabrica Homes are well regarded as the prestigious arm of A2 Dominion and have a reputation nationally of producing some of the finest homes the company build. Hayeswood is a small development of just 17 houses, with only three of those being built to this design (Plot 3) and is accessed via Hayes Lane, in the picturesque village of Slinfold, almost midway between Billingshurst and Horsham (both have direct railway services to Victoria/London Bridge). The ancient St Peter's Church and the highly regarded C E Primary School occupy central locations. For older children there is The Weald comprehensive school in Billingshurst and Tanbridge House secondary school in Horsham. Pennthorpe (mixed) and Farlington (girls) private schools are a short car journey away. There is a village store/post office and the well patronised Red Lyon Public House. Bus services to Horsham and Guildford run through the middle of the village and local sporting facilities include golf at Slinfold Golf & Leisure, football, cricket and tennis clubs which have recently undergone substantial redevelopment and there are further sports centres at Christ's Hospital and Broadbridge Heath. With an attention to detail and specification that is hard to match, this home features a bespoke fitted kitchen with Siemens appliances, 14 (out of view) photovoltaic solar panels with a combined 10.8Kw battery storage, Hansgrohe sanitaryware throughout, a beautifully landscaped garden, a luxury ensuite shower room in addition to the family bathroom, an integral garage and parking for three cars. Viewings are strongly recommended to appreciate all that this property has to offer.

The accommodation comprises:

## Covered Storm Porch Entrance

### Entrance Hall

A useful entrance hall with oak effect flooring, radiator, large understairs storage cupboard and double fitted coat and shoe storage.

### Downstairs W.C

A well-appointed cloakroom with low level w.c, wall hung wash hand basin, ceramic floor and wall tiling, obscured side aspect window, downlighting and extractor fan.

### Sitting Room

A generously sized sitting room with mullion framed corner window, side aspect window, media points and radiator.

### Kitchen/Dining/Family Room

This wonderful open plan space really is the heart of the home, with defined areas for the kitchen, dining area and family area. The dining area is large and bright with Velux windows, a mullion framed corner window and radiator. Whilst the versatile family area provides a further entertainment/reception space with French doors opening to the rear garden, an internal access door to the garage and a radiator. The bespoke fitted kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops and white metro tiled splashbacks, integrated Siemens double oven, integrated Siemens dishwasher, Franke stainless steel sink and drainer with Franke mixer tap, space and plumbing for washing machine, downlighting and under pelmet lighting. A large central island houses the five burner gas hob with pop up downdraft extractor and further cabinets and drawers.

From the **Entrance Hall**, stairs rise to the central **First Floor Landing**, where there is an airing cupboard housing the pressurised hot water tank and a loft hatch accessing the cavernous loft space

### Principal Bedroom

A spacious, triple aspect, principal suite with a mullion framed corner window, triple fitted wardrobe, radiator and door to the ensuite shower room.

### Ensuite Shower Room

A luxury suite incorporating a large walk in shower with glass pivot door, Ecostat shower mixer with wall mounted shower attachment, low level w.c with concealed dual flush cistern, wall hung wash hand basin with mixer tap, heated towel radiator, ceramic tiled display shelf with shaver point, ceramic tiled floor, obscured side aspect window, downlighting and extractor fan.

### Bedroom 2

A large double bedroom with rear aspect window, radiator and double fitted wardrobe.

### Bedroom 3

A further large double bedroom with rear aspect window and radiator.

### Bedroom 4

A fourth double bedroom with rear aspect window and radiator.

### Family Bathroom

A luxury bathroom suite incorporating a tiled panel bath with glass shower screen and Ecostat shower/bath mixer with shower head over, low level w.c with concealed dual flush cistern, wall hung wash hand basin with mixer tap, heated towel radiator, ceramic tiled display shelf with shaver point, ceramic tiled floor, obscured front aspect window, downlighting and extractor fan.

### Garage

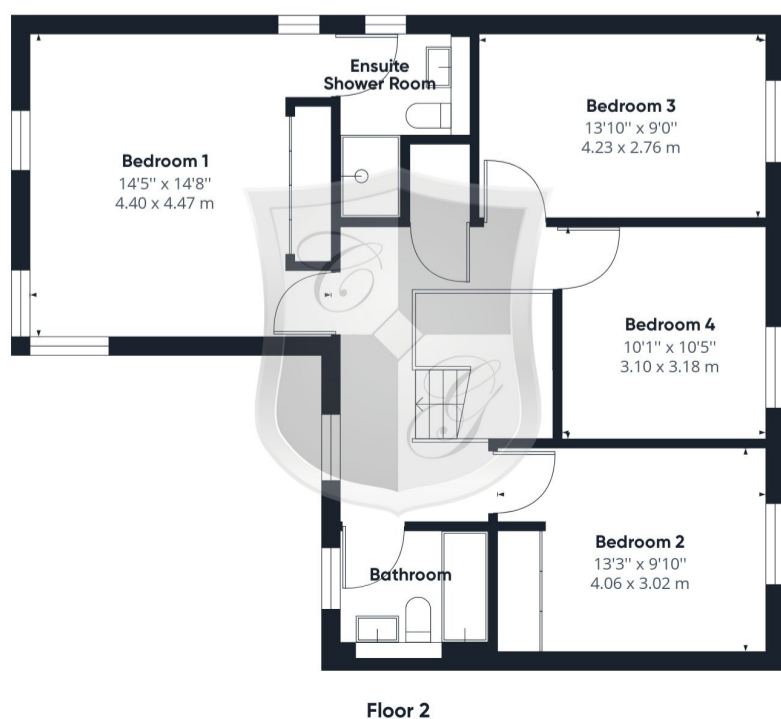
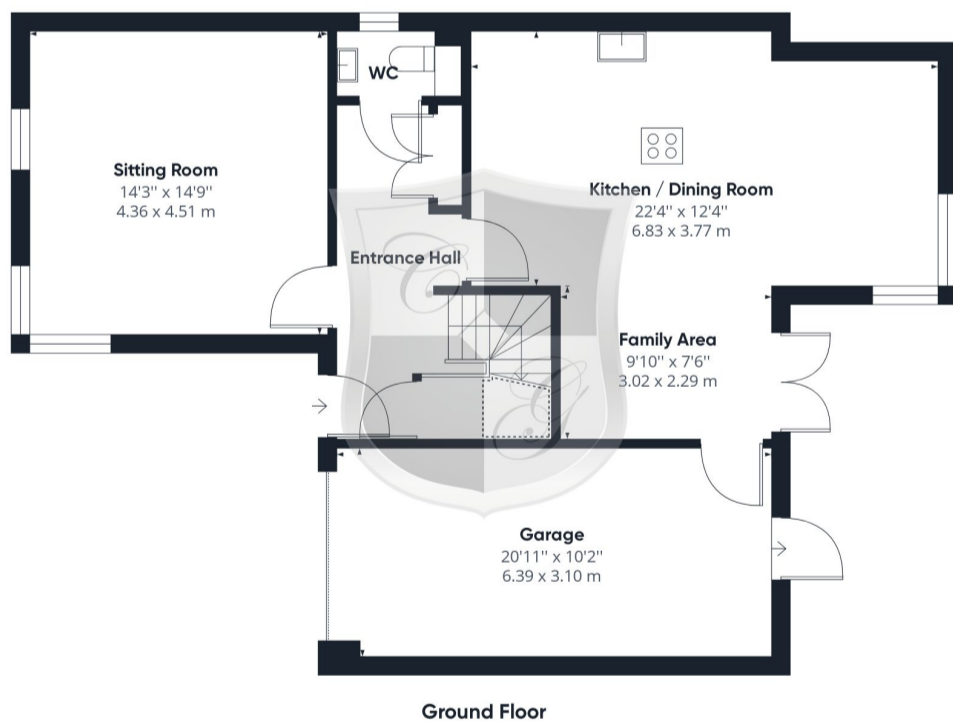
An integral garage with power, lighting, electric roller door, industrial foam flooring, wall mounted Potterton gas boiler, fuse board, rear door to garden and internal door to kitchen. The garage houses the battery packs for the solar power system – We understand from the owners that the photovoltaic panels produce enough energy in the day to power most of the home's average daily consumption, in addition to storing enough energy in the batteries to charge an electric vehicle overnight. On low consumption days, surplus electricity is then sold back to the electricity supplier.

## OUTSIDE

The property is approached via a meandering lane and is tucked away at the far end of the close with a wooded copse to the front providing a pleasant outlook. There are two official allocated parking spaces, one being on the properties driveway to the front of the garage and the other being opposite to this, in the parking area shared with the neighbouring property. A third car can be parked in the area between these two spaces if required and there are ample visitors spaces nearby. A shrub bordered path leads to the front door and a side gate accesses the rear garden. The rear garden is a delight, enjoying a sunny westerly aspect and having been lovingly designed by the current owners. An Indian sandstone patio area seamlessly joins block paving with a beautiful dwarf olive tree, raised Indian sandstone seating area, timber pergola, raised sleeper border with established planting and climbing plants. To the side of the property is an area of block paving with two timber sheds and space for unsightly bins to remain out of view.

Council Tax Band— F

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

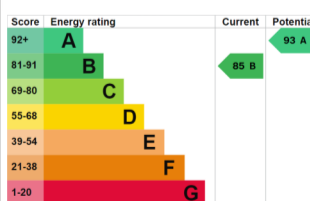


### Approximate total area<sup>(1)</sup>

1696.40 ft<sup>2</sup>  
157.60 m<sup>2</sup>

### Reduced headroom

9.66 ft<sup>2</sup>  
0.90 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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