



The Corner House & Annexe  
 Lyons Road, Slinfold, West Sussex, RH13 0RY  
 Guide Price £995,000 Freehold



COURTNEY  
 GREEN

Estate Agent • Letting Agent • Managing Agent

# The Corner House, Lyons Road, Slinfold, West Sussex, RH13 0RY

The Corner House is a highly appealing detached four-bedroom family home with an 'Arts and Crafts' feel throughout, having character features of quarry tiling and lovely art deco-style windows which have been sympathetically double glazed. The main house is arranged over two floors and features a large and welcoming entrance hall with a cloakroom, a study and a lovely twin aspect sitting room. The well fitted kitchen opens to a sizeable family/dining room. There is direct access to the self-contained annexe which consists of its own front door, a double bedroom, luxurious bathroom and large living room with patio doors out to the main garden, and a large kitchen which would befit a property of a much larger size. On the first floor of the main house there are four bedrooms, the principal bedroom has its own en-suite bathroom and a walk-in wardrobe. There is a luxurious family bathroom which also has a wet shower. The house is presented very well throughout and features two separate gas-fired heating hot water systems. There is also a very large loft space which could be further utilised, subject to the necessary consents and approvals being obtainable. The house has a delightful landscaped south-facing walled garden which also enjoys an open westerly aspect and an excellent degree of privacy. To the front there is a large parking and turning area which has sufficient space for a car barn or similar should covered parking be required.

The picturesque village of Slinfold lies 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 and Farlington 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 village and local sporting facilities include golf at Slinfold Golf & Leisure, football, cricket and tennis clubs which have recently undergone redevelopment. There are sports centres at Christ's Hospital and Broadbridge Heath.

## The accommodation is as follows:-

**The Corner House** accommodation comprises: Multi latch Front Door with double glazed side lights to spacious **Entrance Hall** Quarry tiled flooring, radiator, built-in cupboard with shelves and housing wall-mounted gas-fired boiler, telephone point.

**Cloakroom** Frosted double glazed rear aspect. Low-level WC. vanity unit with inset wash hand basin with chromium mixer tap and cupboard under, half-tiled walls, patterned ceramic tiled flooring, picture light, access to loft space, downlighting, chromium towel warmer.

**Study** Double-glazed side aspect, quarry tiled flooring, wall uplighter, radiator.

**Living Room** Twin double-glazed rear aspect with French doors to the rear garden, chimney breast with wood burning stove with slate hearth, two radiators, four light points.

**Kitchen** Double-glazed side aspect. Fitted with a range of base and wall-mounted cupboards and drawers in white and grey Shaker style finish having quartz complementing work top surfaces incorporating a one-and-a-half bowl single drainer stainless steel sink unit with chromium monobloc tap, light grey 'metro-style' tiled splashbacks, Neff touch control induction hob with a concealed filter over, Neff integrated dishwasher, space and plumbing for washing machine, pull-out refuse drawer, Neff eye level electric double oven, integrated Blomberg fridge freezer, diffused ceiling light, quarry tiled flooring, deep understairs cupboard, doors to the Sitting Room and Annexe. Opening from the Kitchen to

**Dining/Family Room** Twin double-glazed front aspect with deep bay recess. Quarry tiled flooring, T.V. point, two radiators, door to pantry with shelving and space for an appliance. Quarry tiled flooring, door to side lobby double-glazed door to outside.

From the **Entrance Hall**, a wide staircase with turned spindle balustrade leads to the **First Floor Landing** Double-glazed side aspect, radiator, deep airing cupboard with hot water cylinder and shelving. Hatch to part-boarded loft space with power and light and twin skylights.

**Principle Bedroom** Double-glazed rear aspect, radiator, T.V point, deep cupboard with light, door to **En-Suite Shower Room** Frosted double-glazed rear aspect. Low-level WC, pedestal wash hand basin with chromium mixer tap and mirrored cabinet over, shower cubicle with chromium thermostatic shower control, overhead shower unit, extractor fan, downlighting, fully tiled walls and flooring, chromium towel warmer.

**Bedroom 2** Double-glazed double aspect to the front and side. Radiator, double and single cupboards, downlighting.

**Bedroom 3** Double-glazed double aspect to the side and rear. Radiator.

**Bedroom 4** Double glazed double aspect to the front and side. Radiator, telephone point.

**Family Bathroom** Frosted double-glazed side aspect. Fitted with a white suite comprising a panelled bath with chrome mixer tap/shower attachment, pedestal basin and low-level WC. Walk-in "wet" shower with chrome fittings and overhead shower unit, extractor fan, white towel warmer, fully tiled walls/floor black and white finish, downlighting.

**'Round The Corner' - Self-Contained Annexe** Front door with double-glazed side light to **Entrance Hall** With radiator, store cupboard with light.

**Living Room** Double-glazed double aspect to the side and rear with French Doors to the rear garden. Two radiators, four wall uplighters, ornate fireplace, TV point.

**Kitchen** Double glazed side aspect. Fitted with a range of base and wall mounted Shaker style cupboards and drawers in Sage finish with soft closing features and having complementing work top surfaces incorporating a single drainer sink with brushed metal monobloc tap. touch control induction hob with glass splashback, extractor over, eye level double oven, integrated fridge freezer, washing machine and slimline dishwasher, pull out larder cupboard, two concertina carousel units, gas fired boiler, pelmet lighting.

**Bedroom** Double-glazed front aspect. Radiator.

**Bathroom** Luxurious white suite of bath with chromium taps and shower. Extractor fan, pedestal basin with chromium taps, low-level WC, lantern light, radiator.

## OUTSIDE

Vehicular access off Mitchell Gardens leads to a five-bar gate which opens to a wide tarmac driveway which provides hard standing for 4 cars. A block-paved path leads to the front door. The front garden comprises an area of established shrub borders and further slab-paved patio fronting the Annexe. Gated pedestrian access to Lyons Road. A side access gate leads to the **Part Walled Rear Garden** which enjoys a secluded southerly aspect comprising a wide stone paved patio with mature wisteria and climbing rose, outside light. Flower and shrub beds and borders, further area of patio with awning with an open aspect to the west.

**The Corner House** - Council Tax Band G

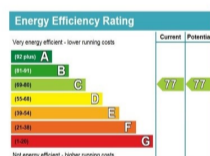
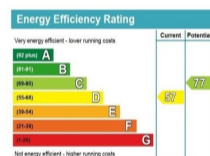
**Round the Corner Annexe** - Council Tax Band A

**Ref:** 24/5505/01/02

**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.

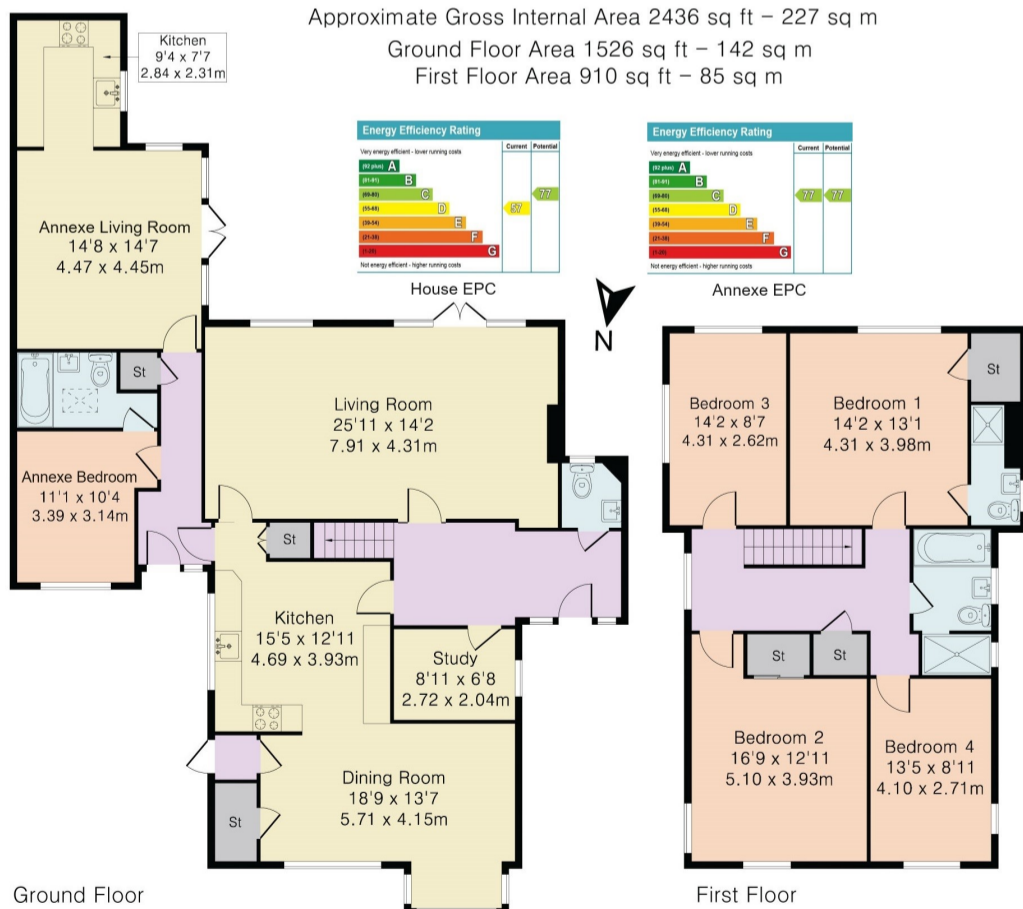
## Main House

Approximate Gross Internal Area 2436 sq ft – 227 sq m  
Ground Floor Area 1526 sq ft – 142 sq m  
First Floor Area 910 sq ft – 85 sq m



House EPC

Annexe EPC



## Annexe

