

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



South Lodge
 Clapgate Lane, Slinfold, West Sussex, RH13 0QU
 Guide Price £1,050,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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The current owners have painstakingly restored and beautified this cottage including structural alterations that make the accommodation flow for the modern era with beautiful hardwood floors throughout the ground floor. The accommodation comprises an entrance hall, sitting room, lovely family room with fireplace and log burner open to a magnificent Orangery and the bespoke fitted kitchen. There is also a utility lobby and cloakroom. A new staircase accesses the first floor which consists of a large principal bedroom with ensuite shower, two further bedrooms and a luxurious bathroom. The self-contained annex has a kitchenette, shower room and a lovely 4th bedroom situated in the barn style garage. Technological creature comforts include an air source heat pump, with photovoltaic panels and the windows have been replaced with double glazed sash replicas. In the Orangery, there are arched head windows and French doors and a large lantern roof which lets light flood in. There are wonderful rural outlooks front and rear. The owners have created a walled garden with irrigated raised beds and a chicken coop as well as a formal garden.

SITUATION The picturesque village of Slinfold lies 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. 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 sporting facilities include golf at Slinfold Golf & Leisure, football, cricket and tennis clubs which have recently undergone redevelopment.

The accommodation is as follows:-

Original Front Door to the **Entrance Hall** With two arched windows, hardwood floor, old pine door with wrought iron furniture to the

Sitting Room With exposed brick wall, front bay window and side window, hardwood floor.

Family Room A double aspect room with windows front and side, exposed brick fireplace with hearth, Oak mantle and Chesney log burner, hardwood floor, pine door to under stairs cupboard with shelving, large opening to

Fabulous Orangery With large lantern roof and four arched full height windows and arched French doors, spotlighting, hardwood floor, exposed brick work, ceiling timbers, open to the

Farmhouse Kitchen With a superb bespoke range of Shaker style eye and base cabinets with Beech block worktops and tiled splashbacks incorporating a breakfast bar into the Family Room. Inset China 1 1/4 bowl sink unit with mixer tap /drainer, recess for electric range cooker with further side window above, glazed display cabinets, wine shelving, pantry cupboard with pull out drawers and store with adjustable shelving, integrated dishwasher, hardwood floor, stable door bottom to

Utility/Rear Lobby With matching units and base cupboards with Beech worktop, inset China 1 1/4 bowl sink unit with mixer tap/drain, integrated fridge/freezer, shelved cupboard, door and window to the side affording an attractive rear view, hardwood floor, Oak door to the **Cloakroom** With WC, corner basin with mixer tap, painted panelling, obscured window.

From the Orangery, a new turning staircase rises past the old brick walls of the house to the **First Floor Landing** With exposed floorboards, rear aspect window, linen cupboard with radiator, pine doors with iron fittings to

Principal Bedroom A generously proportioned triple aspect space with windows each side and a rear one enjoying the superb outlook, exposed floor boards, two radiators, door way to

En-Suite Shower Room With front outlook over farmland and a suite of over sized shower with chrome fittings and overhead drencher, wash hand basin and WC, copper plated towel warmer, painted panelling, some tiling, shaver point, spotlights, hatch to loft.

Bedroom 2 Dual aspect, the front window enjoying the rural outlook, further side window, exposed floorboards, radiator, over stairs cupboard with hanging rail, additional shelved closet.

Bedroom 3 Dual aspect, the front window enjoying the rural outlook, further side window towards the walled garden. Pine floorboards.

Family Bathroom With a rear window enjoying the rural outlook and a luxurious white suite of double ended free standing resin stone bath with sturdy chrome stand pipe with mixer tap and hand held shower, basin and WC, pine floorboards, painted panelling, exposed brick wall, LED lighting, copper plated warmer, towel rail.

THE ANNEX Accessed from a part glazed stable door to the **Kitchen Area** Base cupboards with Beech worktop and stainless steel 1 1/4 bowl sink unit with chrome mixer tap with pull out rinser, splashback tiling, shelving, radiator, wooden floor, open to **Inner Lobby** and pine door with cast iron furniture to **Shower Room** With oversized shower enclosure with chrome exposed fittings and adjustable rail, WC, pigmy basin with tiled splashback, wooden floor, cupboard with worktop and space/plumbing for washing machine, white towel warmer, spotlights, extractor.

From the inner lobby, the stairs rise directly to **Bedroom 4** The space has a variety of potential uses but has been used by guests and also as an office, two Velux skylight windows with fitted blinds, glazed window/door with stunning rear outlook, laminate flooring, spotlights, radiator.

OUTSIDE To the front of the property there is a wide area which is predominantly gravelled with stone planting beds adjacent to the house with young climbers getting established in their new sunny spots. This area is enclosed by stock proof post and rail fencing and opens to the driveway turning area with remote controlled electric five bar gate and pedestrian gate. There is parking for numerous vehicles and a nearby irrigation tap for car cleaning and watering.

Garage With double wooden doors, eaves storage area. Light and power.

The Walled Garden has a gate and clematis clad archway along with planting areas just outside and leading to a significant raised bed vegetable garden which boasts a sophisticated irrigation system. The lovely old walls, brick and stone raised beds on the margins have walls as their growing backdrop and there are 4 raised beds which have been formed from sleepers in addition. Gate and archway leads to the large chicken coop.

The Formal Garden is to the right hand side of the property and consists of two areas of lawn with pathway leading through and with established planting and with a raised area of paving, steps which lead down to the Orangery, gravelled infills and a pathway that leads to a more rustic area with recently planted dwarf fruit trees. There is a further gravelled pathway and gate which leads out to the front of the property. Rainwater collection tank. Outside lighting.

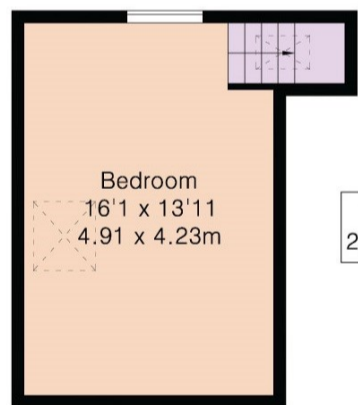
Sustainability The property has been fitted with photovoltaic panels which produce excellent offsets against rising energy costs and there is also the air source heat pump which provides heating and hot water. There is an electric car charging point on the side of the Annex.

Council Tax Band— G

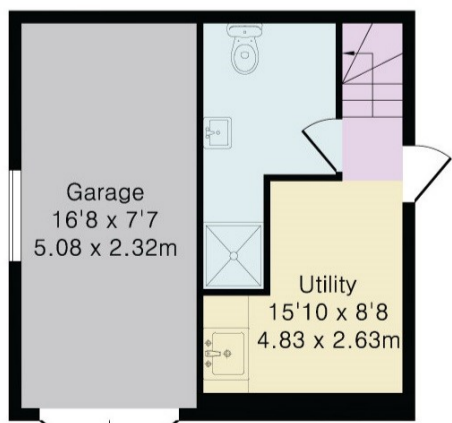
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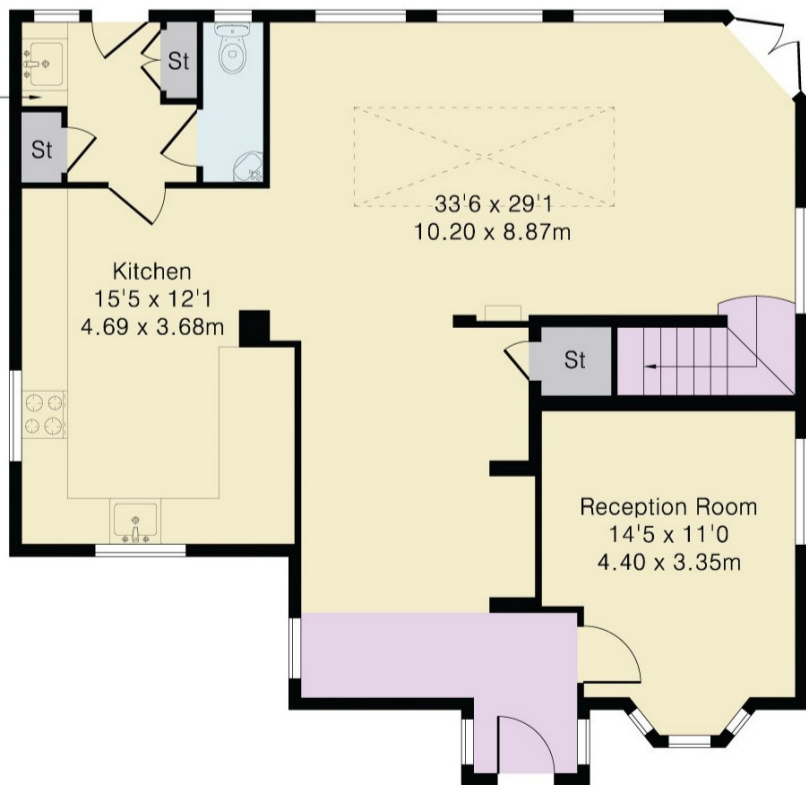
Approximate Gross Internal Area 1904 sq ft – 178 sq m
 Ground Floor Area 913 sq ft – 85 sq m
 First Floor Area 534 sq ft – 50 sq m
 Annex Ground Floor Area 275 sq ft – 26 sq m
 Annex First Floor Area 182 sq ft – 17 sq m



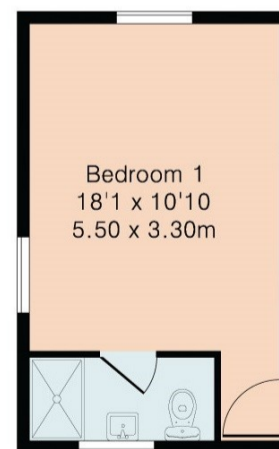
Annex First Floor



Annex Ground Floor



Ground Floor



First Floor

