



The Barn, Niblets Yard

Hayes Lane, Slinfold, Horsham, West Sussex, RH13 0SA

Guide Price £575,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this stunning individual detached property situated just adjacent to the heart of this highly popular and sought-after village. One of just three properties, these were skilfully built by Landwell Developments a little over 5 years ago with a keen eye on sustainability and eco-credentials. The single-storey accommodation offers a contemporary feel with light and space throughout, with vaulted rooms in the main rooms adding to the sense of space. The accommodation consists of a multi-zone reception room, the kitchen area being fitted with a high quality Blum German kitchen with soft close wooden doors, granite worktops and Oak topped Island unit and with an array of integrated appliances and a boiling water tap. The living space is also generous and has bi-fold doors and thermostatic Velux skylights. The Inner Hall accesses an area of loft, a utility cupboard, principal bedroom with air conditioning, and it's en-suite shower room along with a second double bedroom and the main bathroom. The high quality sanitary fittings and porcelain and ceramic tiling all add to the high quality feel and throughout the property there is Oak engineered flooring with wet underfloor heating along with triple-glazed windows. The property has an Air Source Heat Pump and a Heat Recovery System along with Photovoltaic roof panels which sit neatly in the roof elevation. Outside, a large Oak lean-to provides covered access to the garden area, which, whilst not large, has been laid with astro-turf and Indian sandstone pathways. There is parking areas at both ends of the property and a useful storage shed. This unique property will appeal greatly to downsizers and viewings are very strongly recommended with the vendors sole agents, Courtney Green. There will be no ongoing chain.

SITUATION: Slinfold is a much sought after and picturesque village 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 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 Park, and there are football, cricket and tennis clubs in the village and sports centres at Christ's Hospital and Broadbridge Heath.

The accommodation is as follows:-

Ramped access to canopied **Entrance Area** with Oak framework, light point, wall mounted letter box to **Security Door** with triple glazed panel leading to the semi-vaulted

Kitchen/Breakfast/Dining Room With fitted doormat and Oak engineered flooring throughout, with thermostatically controlled under floor heating. The space is designed into zones. The Kitchen comprises a bespoke range of Blum Shaker style eye and base level soft close cupboards with barrel ends and relieved by granite worktop with routed drainer and under-hung sink with waste disposal, cooker, boiling water tap and contemporary mixer tap, integrated appliances including AEG competence low level multi function oven grill, four plate induction hob with canopied style stainless steel filter light over, eye level NEUE microwave, separate Oak topped Island unit with nest of drawers, open shelving, breakfast bar recess and power point. The remainder of the area is allocated to Living space for large sofas and has bi-fold doors leading out to the covered front garden area. Wall mounted electric contemporary fire, TV aerial point, adjustable spotlighting, automatic Velux skylight windows, smoke alarm, fire detector, heat recovery vents.

Further door to **Inner Hallway** with a continuation of the Oak engineered flooring with thermostatically controlled under floor heating, pull down hatch with drop down wooden ladder providing access to a useful area of loft space with light, doors to each room.

Utility Cupboard housing the pressurised water cylinder, with integrated immersion heater, under floor heating manifolds and the Vent Axia vent/heat recovery system, wall light point.

Principal Bedroom This partly vaulted room has a great sense of light and space and has engineered Oak flooring with thermostatically controlled under floor heating, built in wardrobe with sliding doors (one mirrored) and with an Oak desk unit with shelving and cupboard above, triple glazed French doors leading out to the front garden area, smoke alarm, ceiling fan, deep shelved store cupboard with light point.

En-Suite Shower Room With a offset quadrant shower enclosure with Aqualisa push button remote controlled shower with fully tiled splashback and feature central tile, push button low level WC, wash basin with mixer tap and cupboard below, ceramic tiled floor with thermostatically controlled under floor heating, obscured triple glazed front window, spotlights, extractor, electric chrome towel warmer.

Bedroom 2 Engineered Oak flooring with thermostatically controlled under floor heating, rear aspect triple glazed window, vaulted ceiling with smoke detector, high level TV point for wall hung TV, built in wardrobe.

Bathroom With a luxurious white suite of enclosed P-shaped shower bath with thermostatic shower valve, combined over flow bath filler and fully tiled splashback with feature central tiling, vanity unit with WC and push button flush, wash basin with mixer tap and cupboards and drawers below, wall cupboards with mirror and pelmet light, additional wall tiling, ceramic floor tiling with thermostatically controlled under floor heating, obscured triple glazed rear window, spotlight, electric chrome towel warmer. **Laundry Cupboard** Ideal for a stack of laundry appliances with plumbing.

OUTSIDE

The garden area is predominantly to the front consisting of an Oak framed lean-to with glazed roof, electric awning and electric heater, exterior power point and lighting. The open area consists of Indian sandstone pathway with chipped slate beds and astro-turf with a hedgerow to the front and side. To the right hand side a small picket gate leads to an extra driveway area which is gravelled and has the electricity meter, air conditioning condenser and a useful timber shed with space behind. To the left hand side is a open area of parking for 2 cars and a ramped access leading up to the covered entrance area and the front door. There is a slim rear access area, two outside water taps.

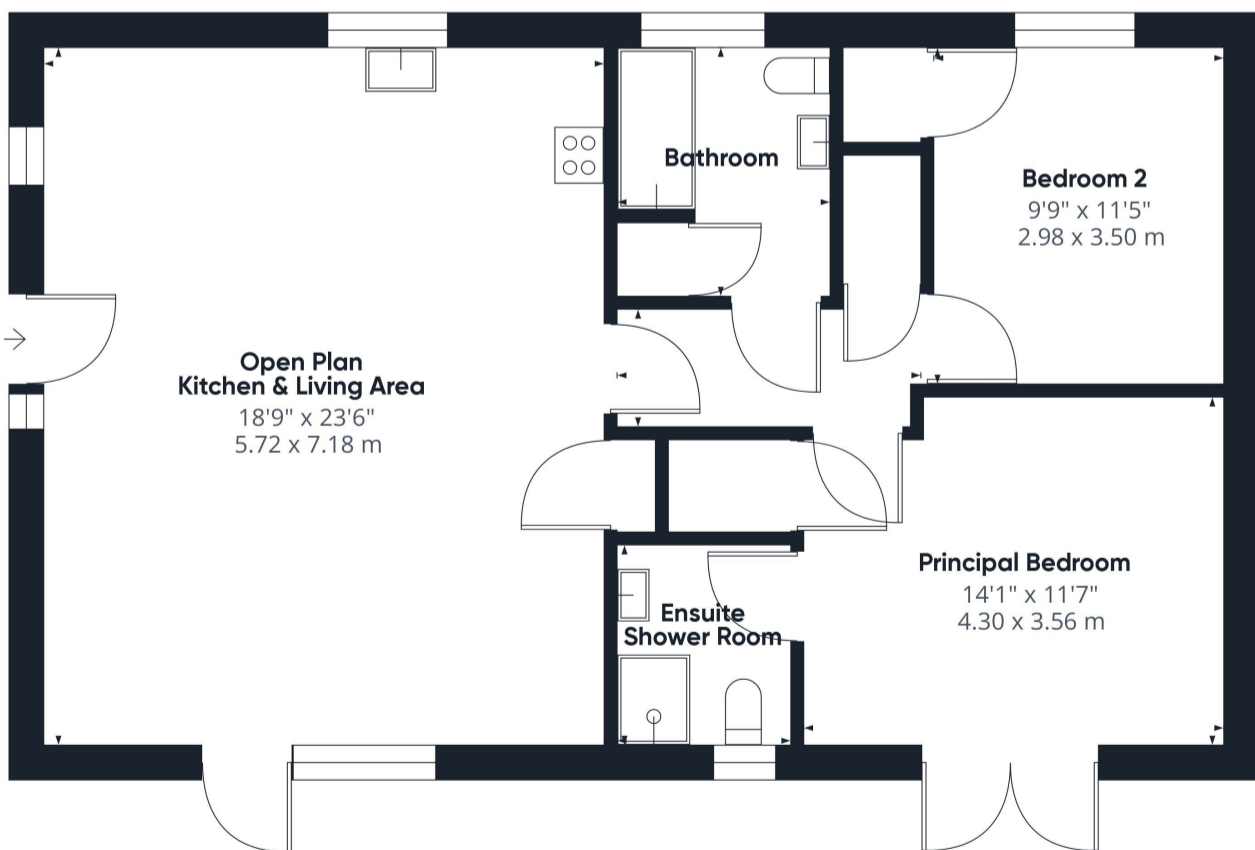
Services

- Mains water
- Air Source Heat Pump
- heat recovery system
- Pressurised hot water tank with electric immersion
- Photovoltaic energy generation
- High Speed Broadband

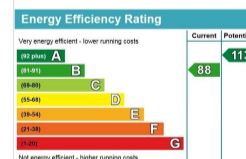
Council Tax Band - E

Property Reference - 24/5636/11/07

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



Approximate total area¹⁾
911.4 ft²
84.67 m²



(1) Excluding balconies and terraces

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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