



Tannery Close, Slinfold

Guide Price £1,200,000

Tannery Close Slinfold

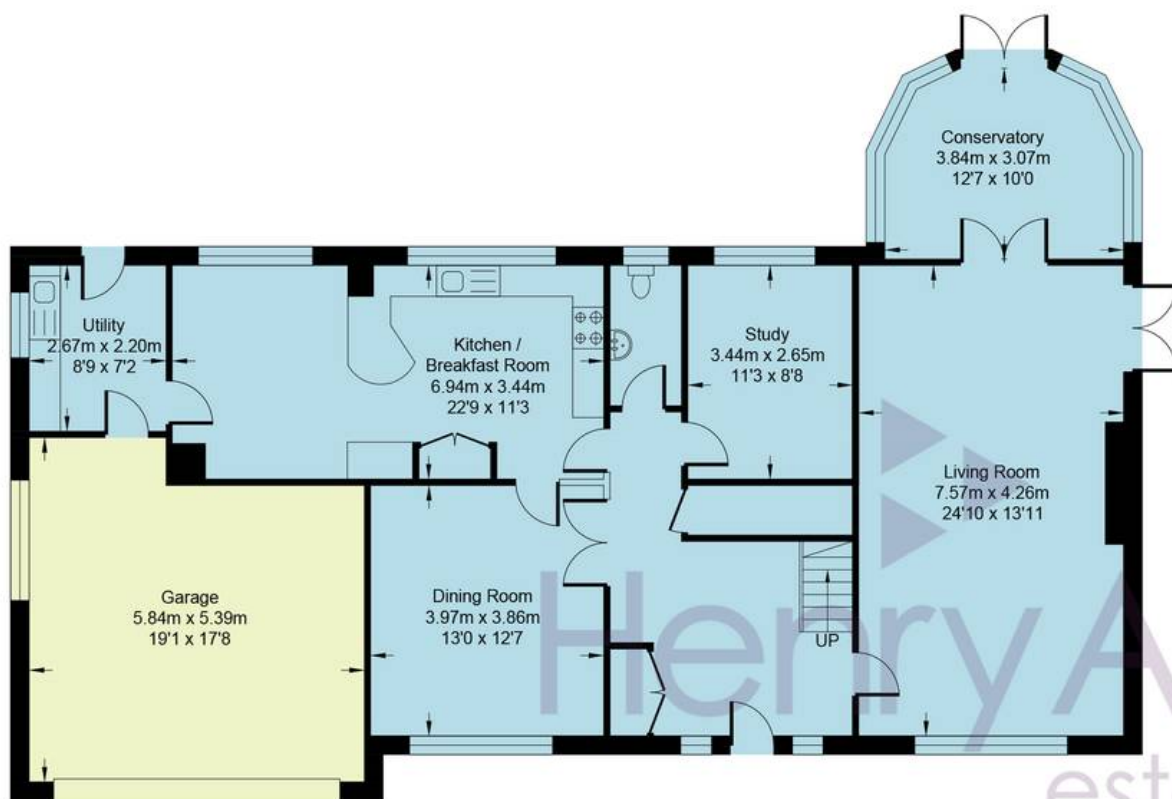
Offered with no-ongoing chain – This superbly presented, five bedroom, two bathroom executive family home offers a well thought out blend of living and bedroom space arranged over two floors and totals approximately 2600 Sq.ft.

To the ground floor is a generous and welcoming reception hallway that greets you upon arrival. This has double doors leading into a well-proportioned dining room which has an aspect to the front of the property. There is a separate living room which has a double aspect, providing views to the front of the property, and double doors that lead into a superb conservatory where you can enjoy excellent views over the rear gardens. Another superb feature of the main living room is the brick-built fireplace which provides a working fire – Further space to the ground floor includes a well-proportioned kitchen/breakfast/family room which also enjoys views over the rear gardens. The well-kept kitchen has a superb blend of wall and base cabinets and a selection of quality integrated appliances. A separate study provides the ideal work-from-home office.

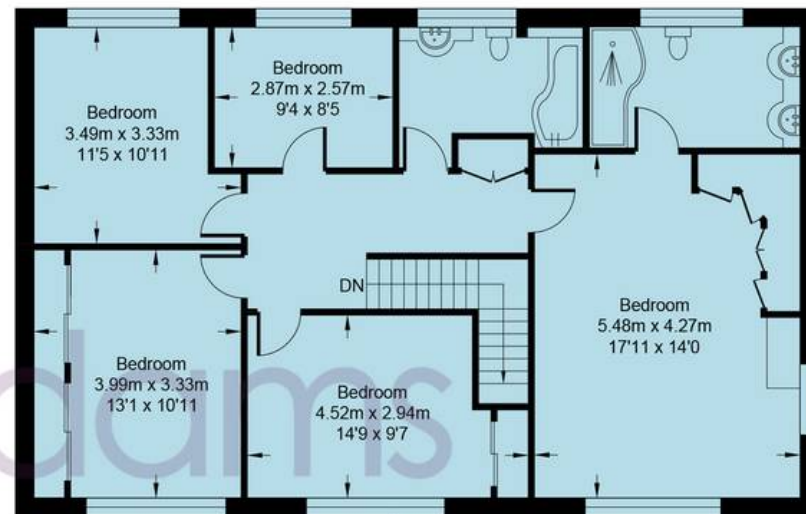
A turning staircase leads to a well-proportioned landing which in turn leads through to the main bedroom suite. This has a double aspect to the front and side of the property, along with a superb selection of fitted wardrobe space. There is a well-equipped and generous En- suite bathroom – Further bedroom space continues with four bedrooms that are equally well proportioned, two of which have fitted wardrobe space. The well-equipped family bathroom features a white suite, and benefits from a wall-mounted shower over the bath.







GROUND FLOOR



FIRST FLOOR

Tannery Close

Approximate Area (Including Garage) = 2599 sq ft / 241.5 sq m

Total = 2599 sq ft / 241.5 sq m

For identification only - not to scale



The rear garden is a real feature and is mainly laid to a well-kept level lawn with walk-through vistas. There is a superb selection of well-kept beds and borders stocked with mature shrubs, trees and planting, along with a rockery and ornate ornamental fishpond. A terrace area to the rear elevation of the property provides the ideal space for alfresco dining in the summer months. The generous and level plot totals approximately 0.633 of an acre and backs on to open countryside.

The property is approached via a large and generous driveway providing parking for several vehicles. The driveway leads to the double garage which has an up-and-over door, power, lighting and useful loft/eaves storage space.

The location is also ideal for access to Horsham town centre, and a selection of well-regarded local pubs and restaurants. The picturesque village of Slinfold lies midway between Billingshurst and Horsham (both have direct railway services to London Victoria and London Bridge). The ancient St Peter's Church and the highly regarded C of E Primary School occupy central locations. The Weald Comprehensive School in Billingshurst and Tanbridge House Secondary School in Horsham, along with Pennthorpe and Farlington private schools, are all a short car journey away. The village also offers a 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, plus football, cricket and tennis clubs.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.