

An outstanding 4-bedroom detached house over 3-floors within the grounds of a former House in the idyllic and historic village of Slaugham along with easy access to A/M23.



10 Slaugham Manor, Slaugham Place, Slaugham, West Sussex RH17 6FT

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Slaugham Place,
Slaugham,
West Sussex
RH17 6FT

This superbly designed home, arranged over three floors, offers modern-day and versatile living throughout, whilst set in a truly impressive location in the highly sought-after, idyllic village of Slaugham, set within the High Weald Area of Outstanding Natural Beauty.

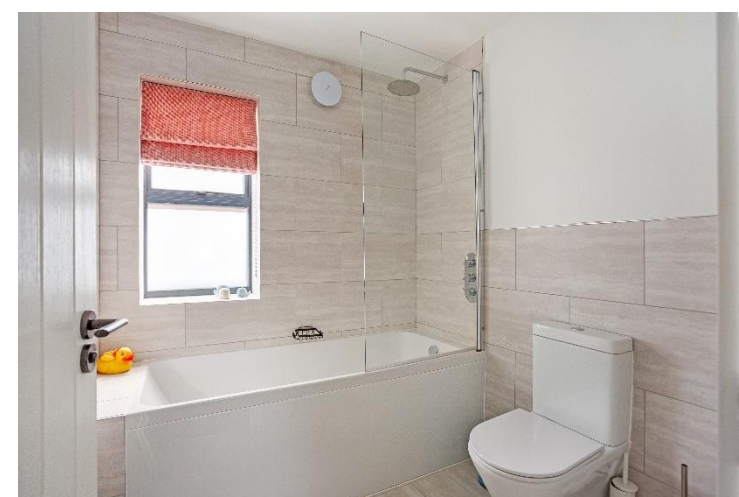
the house...

- IMMACULATE 4-BEDROOM DETACHED HOUSE (1,828 SQ.FT.).
- BUILT BY MARTIN HOMES IN 2021/22 ON A FORMER 'BROWN FIELD' SITE.
- REMAINDER OF NEW HOUSE BUILD GUARANTEE (APPROX. 6/7 YRS).
- OPEN PLAN SITTING/DINING/KITCHEN TO GROUND FLOOR.
- SITTING ROOM WITH WOODBURNING STOVE.
- KITCHEN WITH INTEGRATED APPLIANCES.
- GROUND FLOOR CLOAKROOM AND SEPARATE UTILITY CUPBOARD.
- PRINCIPAL BEDROOM SUITE TO ENTIRE SECOND FLOOR INCLUDING BATHROOM.
- EN-SUITE BEDROOM WITH FITTED WARDROBES TO FIRST FLOOR.
- TWO FURTHER DOUBLE BEDROOMS & FAMILY BATHROOM TO FIRST FLOOR.

outside...

- IDYLIC RURAL LOCATION WITHIN THE GROUNDS OF FORMER MANOR HOUSE.
- LANDSCAPED REAR GARDEN WITH BLOCK-PAVING PRIVATE DRIVEWAY.
- LAWNED COMMUNAL GARDEN WITH SEATING AREA.
- TIERED AND LANDSCAPED COMMUNAL GREEN TO FRONT.
- CLOSE DRIVING PROXIMITY TO LOCAL SCHOOLS AND NEIGHBOURING VILLAGES.
- LARGER TOWNS OF CRAWLEY AND HAYWARDS HEATH WITHIN EASY REACH.
- EASY ROAD ACCESS TO A/M23.
- EPC RATING: C. COUNCIL TAX BAND: F.





in more detail...

This impressive FOUR BEDROOM contemporary-style DETACHED HOUSE of 1,828 sq.ft. ARRANGED OVER 3-FLOORS enjoys THREE BATH/SHOWER ROOMS along with a modern-day, open-plan design to the ground floor. BUILT JUST A FEW YEARS AGO by Martin Homes within the grounds of Slaugham Manor, the property forms just one of eight exclusive detached houses in a truly unique setting amidst the glorious Mid-Sussex countryside.

The Manor itself, now nine luxury apartments, was initially designed and built as a family country home dating back to the turn of the last century, later becoming a hotel and thereafter a training and conference centre for the Police and Ambulance Service.

Being superbly designed and ARRANGED OVER 3-FLOORS, this perfect family home is presented in immaculate order throughout whilst offering versatile and modern family living. The accommodation in brief comprises: ENTRANCE HALL with CLOAKROOM/WC off and a separate, deep UTILITY CUPBOARD adjacent equipped with space and plumbing for a washing machine and tumble dryer. Sizeable OPEN-PLAN GROUND FLOOR ACCOMMODATION spans front to rear boasting an impressive SITTING/DINING ROOM featuring a natural stone fireplace inset with a wood-burning stove creating a beautiful focal point along with dual French-style doors to outside. The generous DINING AREA provides ample space for a formal table and chairs, flowing onto a sleek and contemporary-style KITCHEN finished in slate-grey and contrasting white cabinetry with quartz worksurfaces extending to a breakfast bar, ideal for high seating. High-end integrated appliances include an induction hob with extractor hood above, eye-level double electric oven with grill, dishwasher and fridge/freezer.

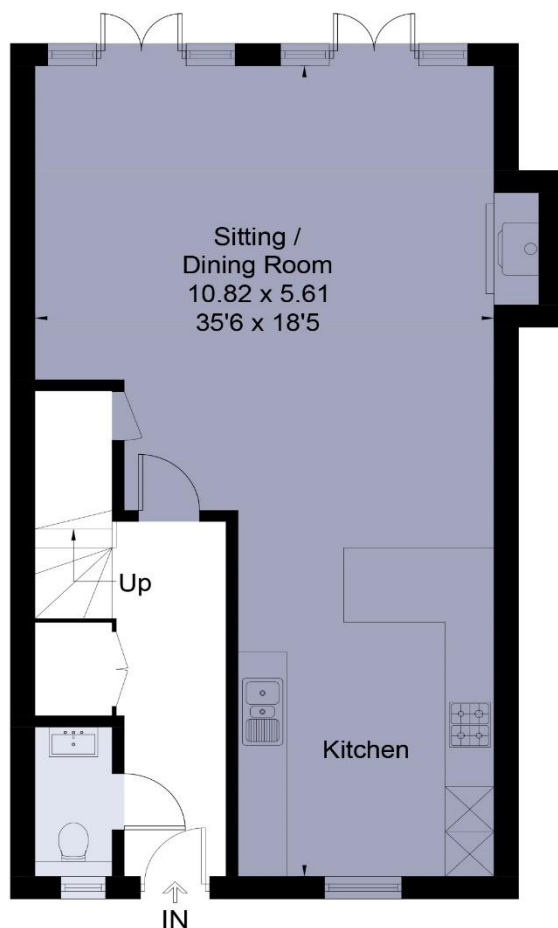
Stairs from the hallway rise to the FIRST FLOOR LANDING where there are THREE BEDROOMS and a MAIN BATHROOM. BEDROOM 2, a generous double with an EN-SUITE SHOWER ROOM, is positioned to the front with dual windows and fitted wardrobes, ideal as a guest room. BEDROOM 3, a further double also has fitted wardrobes whilst BEDROOM 4, also a double, is perfectly suited as a study. Lastly to this floor is a pristine BATHROOM serving bedrooms 3 and 4, equipped with a shower over bath, vanity basin and WC.

A further staircase rises within the eaves to the SECOND FLOOR where a landing opens to the PRINCIPAL BEDROOM featuring a walk-in storage cupboard and dual Velux roof windows. To the front, a striking bathroom features an eye-catching porthole window and an ultra-modern free-standing double ended bath, a separate shower enclosure, twin vanity basins and WC.

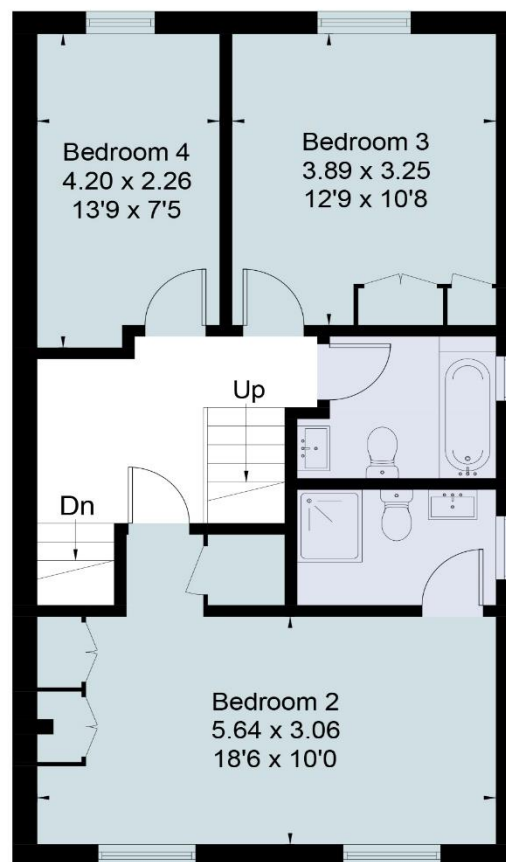


the floorplan...

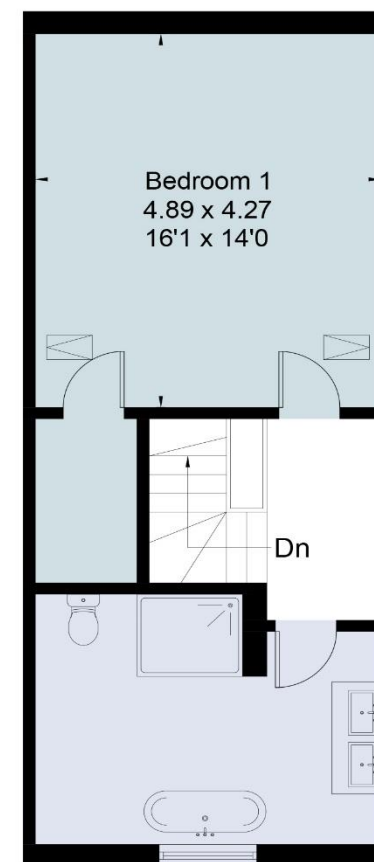
Approximate Floor Area = 169.8 sq m / 1828 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76383

Consumer Protection from Unfair Trading Regulations 2008 We have not assessed any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

outside...

10 Slaugham Place is approached via A LONG PRIVATE DRIVEWAY winding past the Tudor ruins of the historic Slaugham Place.

The property benefits from PRIVATE DRIVEWAY PARKING to the rear with an area of garden alongside.

Adjoining the rear of the house is a PAVED PATIO accessed via the sitting room, ideal for alfresco dining and entertaining.

A FURTHER PATIO is positioned to the front of the house, perfect for a bistro table and chairs.

Large and beautifully tended COMMUNAL LAWNS enjoy a seating area.

To the front is a tiered and landscaped communal 'green' with steps and pathways leading to each property.

VISITOR PARKING is also available within the grounds.



benefits...

- GAS-FIRED CENTRAL HEATING.
- UPVC DOUBLE-GLAZED WINDOWS AND DOORS THROUGHOUT.
- HIGH-END INTEGRATED APPLIANCES TO KITCHEN.
- MAINS WATER AND DRAINAGE.
- MAINS ELECTRICS.
- REMAINDER OF NEW BUILD WARRANTY – (APPROX 7/8 YRS).

- TENURE: FREEHOLD.
- ANNUAL MAINTENANCE CHARGE: £682.00 PER ANNUM.
(MANAGEMENT COMPANY: TLC SALES AND LETTINGS, 5 FREDERICK TERRACE, BRIGHTON BN1 1AX).



the location...

Slaugham Manor occupies an idyllic setting in the High Weald, an Area of Outstanding Natural Beauty, in the village of Slaugham (pronounced 'Slafam'), a pretty village much untouched by time with just the one main street, called 'Park Road' where its core population resides.

Slaugham village, steeped in history, is bestowed with some unique features; the country's only Grade II Listed white telephone box, two unique lamp posts bearing the Royal Crown, along with the 'Village Tap' (no longer working) which now carries the village notice board.

Public footpaths and bridleways are on the doorstep for enjoying the surrounding countryside including the property's historical site of Slaugham Place ruins as well as the Norman church, St Mary's which dates to the 12th century. Additionally, is Furnace Pond, popular with anglers, as well as the picturesque Mill Pond. Fine dining can also be found within the village with its award-winning 'Heritage' restaurant.

The nearby village of Staplefield enjoys two country pubs overlooking its village green and cricket field, while also close-by is the village of Handcross, with shops catering for daily needs, along with pubs and the National Trust's Nymans House and Gardens.

The larger village of Cuckfield (with its secondary school, Warden Park Academy, being in the catchment), is within a 10-minute drive and boasts a picturesque High Street with numerous niche speciality shops and a wealth of eateries including The Ockenden Hotel and Spa and The Talbot gastro pub. Further, more extensive shopping and recreational facilities can be found in the nearby towns of Haywards Heath and Horsham.



schools...

Handcross Primary School (3.1 miles).
Handcross Park School (3.3 miles).
Warden Park Secondary Academy (4.8 miles).
Balcombe Primary School (6 miles).
Ardingly College (7.9 miles).
Hurst College (9.3 miles).

(Distances are approximate).

stations...

Balcombe (6.3 miles).
Haywards Heath (6.4 miles).
Crawley (7.7 miles).

(Distances and times are approximate).

road links...

By road, access to the major surrounding areas can be gained via the A/M23, lying approximately 2.7 miles north, giving swift access to Brighton, Gatwick Airport and the M25, connecting to the wider motorway network.

more details from Mansell McTaggart...

call: Cuckfield: 01444 417600
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web: www.mansellmctaggart.co.uk

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