



# Belle Acres

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

Guide Price £975,000 Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# Belle Acres, Hayes Lane, Slinfold, West Sussex, RH13 0SN

Sitting at the very top of Hayes Lane, Belle Acres is a wonderful family home enjoying distant views of both the South and North Downs. This highly individual property is rurally located, but offers excellent access to the surrounding area, either on foot with the myriad of footpaths nearby, or by vehicle. Arranged over two floors, the generously proportioned accommodation consists of a large entrance hall, lovely triple aspect living room with open fireplace, a family centric kitchen/diner with the large adjacent boot room laundry room and a fabulous, vaulted family room/office/bedroom five which was originally designed for use as an artist's studio. On the upper floor, the master bedroom has an ensuite shower room and there are three further bedrooms - all with fitted storage - and the family bathroom. Throughout, large windows flood the property with light. Notably to the rear, blending structure with soft landscaping, a delightful Indian sandstone walkway framed by mature borders connects an expansive, entirely secluded extension of the living area to the main gardens.

**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. Penntorpe (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 Slinfold Golf & Country Park, as well as gyms, yoga, swimming, football, cricket and tennis clubs in the village and sports centres at Christ's Hospital and Broadbridge Heath.

**The accommodation comprises:-**

**Covered Entrance Area** With Indian sandstone pathway and ornate hardwood door, obscured sidelight to the right.

**Entrance Hall** With Karndeian flooring and the well lit staircase rising to the first floor, useful understairs storage cupboard also the hot water/heating controls. Doors lead to each room. **Cloakroom** With a low level WC with concealed cistern and tiled display ledge with obscured window above, wall mounted wash basin, stone floor tiles, radiator, extractor.

**Sitting Room** A lovely triple aspect room with the Karndeian flooring extending through and with windows to the front, side and rear and with French doors leading out to the patio and garden. Two radiators, fire recess with the cast iron log burner set on a stone tiled plinth.

**Kitchen/Breakfast Room** Also with partial Karndeian flooring and also with quarry tiled flooring, the room is in two designated zones. The breakfast area with a large secondary glazed front aspect window, space for a generous table, coved ceiling with spotlights above. The kitchen, neatly arranged in a Shaker style with Oak block work surfaces and with stainless steel sink, integrated Neff double oven grill, five plate Neff induction hob with Elica stainless steel and glass chimney style extractor above, matching drawers and pan drawers, two large rear aspect windows into the courtyard, additional spotlighting, door to **Boot Room** With a continuation of the quarry tiled flooring and windows rear and side and with a stable door leading out to the courtyard, excellent space for throwing muddy things after a lengthy dog walk in the surrounding countryside, with a radiator and spotlights, door to **Utility Room** With a Shaker style range of eye and base level units, beech block worktops with underhung sink and mixer tap with front aspect window above, a continuation of the quarry tiled flooring and partial wall tiling, appliance space, useful shelved store cupboard, radiator, hatch to loft.

**Play Room/Home Office/Bedroom 5** This stunning vaulted room was designed as an artist's studio. Light floods in from various angles as there are windows to the front and rear and a large one to the side. Exposed ceiling timbers, Karndeian flooring, fitted shelving, radiator, spotlight rails.

From the Entrance Hall the turning staircase rises past another, lovely large window offering an attractive outlook over neighbouring gardens and rises at the **First Floor Landing** With radiator, access to the loft space, shelved linen cupboard with radiator, doors lead to each room.

**Principal Bedroom** A double aspect room with windows to the front and a side window offering a distant view of the South Downs, radiator, coving, door to **En-Suite Shower Room** With an oversized shower enclosure with glazed pivot door and laminate wall boards, exposed chrome thermostatic shower with hand held and overhead drencher showers, WC with concealed cistern and push button flush, Sottini wash basin set in tiled area with chrome mixer tap, porcelain floor and wall tiles, obscured side window, chrome towel warmer.

**Bedroom 2** With a front aspect window, radiator, open wardrobe with hanging rail and shelf.

**Bedroom 3** With a front aspect window with radiator below, open wardrobe with hanging rail and shelf.

**Bedroom 4** A very generous room with a separate area which could be further utilised perhaps as an en-suite, the bedroom has a window to the rear and a large side window which affords a lovely distant view of the North Downs. Radiator, open wardrobe with hanging rail and shelf.

**Family Bathroom** With a white suite of shaped acrylic bath with mixer tap, low level WC with concealed cistern and push button flush, Sottini wash basin set in a tiled display ledge, porcelain floor tiles and partly tiled walls, obscured rear window, radiator and chrome towel warmer.

**OUTSIDE**

The gardens are enchanting, with interest and privacy and plenty of space for any family. The front garden resembles that as a cottage with a mature hornbeam hedge to the front, stone edged borders and a lovely Indian sandstone pathway which leads up to the covered front door. There are picket gates at each end, the left hand leading to an area which is for parking and turning and has a five bar gate leading out to the front. The Courtyard to the rear is a hidden treat. Paved with rich Indian sandstone, and blending texture with greenery, this beautifully tended extension of the living space serves as a peaceful retreat tucked away from the everyday. With a bespoke log store at one end, screened oil tank and outdoor storage area, the courtyard extends across the entire rear of the house. Opposite the stable door is a raised sleeper flower bed/herb garden with resplendent camelia behind. A broad pathway continues past a border of mature hydrangeas that discretely conceals a brand new Grant oil fired boiler for heating and hot water. Towards the right hand side of the house, the path opens to a further patio of Indian sandstone adjacent to the French doors into the sitting room. With the beech hedge and trellising to the front, and enjoys an almost due South aspect. A further gate leads back round to the front. The area is shielded by a low wooden fence and well-tended clumping bamboo with double gates and steps down to the Main Garden. The area is predominantly laid to lawn with flower and shrub beds and a stepping stone pathway which leads to a potting shed and a useful hardstanding area which could be utilised for barbeques or additional storage sheds. A picket fence and gate lead to an area where there were previously chickens and a mix of multi flora rose and Mexican orange blossom screen the Klargester private drainage treatment system.

**Council Tax Band - G**

**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.

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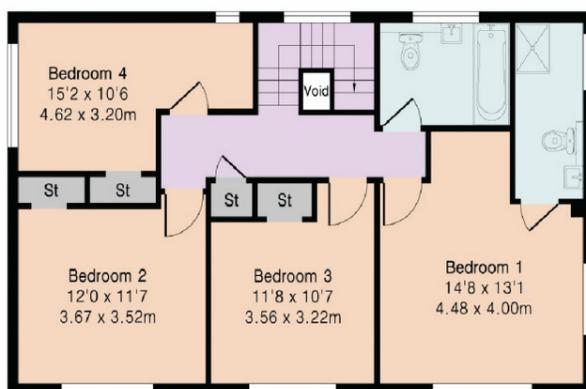
**Approximate Gross Internal Area 1830 sq ft - 170 sq m**

Ground Floor Area 1065 sq ft – 99 sq m

First Floor Area 765 sq ft – 71 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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