



Orchard House, 4 Tannery Close
Slinfold, West Sussex RH13 0RW
Guide Price £1,295,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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As the name alludes, Orchard House enjoys a part of the former grounds of the large property that made way for these six-imposing detached homes built the 1990s by the then highly prestigious house builder, Charles Church. The properties have become some of the most sought after in this thriving and picturesque village. This substantial five bedroom detached family home has been extremely well maintained over its years of ownership and is arranged over two floors. The accommodation comprises a large and welcoming entrance hall, generously proportioned sitting room with adjacent conservatory, dining room, study, kitchen/breakfast room and laundry room. Upstairs, are five bedrooms, the principal bedroom with fitted Sharps furniture and a large en-suite and there four further bedrooms and the main bathroom. Outside, the unexpectedly large garden is extremely secluded and enjoys a delightful Southerly aspect and extends to nearly ½ an acre. There is extensive parking and a generous attached double garage. All this and much more is tucked away within the heart of Slinfold village which offers access to its own excellent amenities and is connected to nearby countryside, the Downs Link, Horsham town and a selection of well-regarded local schools.

The accommodation is as follows:-

Large covered Front Entrance area with lighting and with Security Front Door with obscured side lights to the:

Reception Hall A welcoming area with oak Karndean flooring, a staircase rising to the first floor, generous understairs storage cupboards, double coats cupboard, radiator, coving, digital thermostat for heating control. Doors to each room.

Cloakroom With continuation of the Karndean flooring and a suite of low level wc., pedestal wash hand basin, obscured rear window, radiator, some wall tiling.

Sitting Room Double aspect room with window to the front and French doors to the side with further French doors leading to the Conservatory. Brick and tiled open fireplace, two radiators, ceiling spot light, TV ariel point. Wooden multi glazed doors lead to the

Conservatory Of UPVC construction with a pitched glass roof and with French doors leading out to the garden, tiled flooring.

From the Entrance Hall double doors lead to the dining room with a further door to the Kitchen. Front aspect window with radiator below, coving.

Study A generous room with a rear aspect window which can be shielded by the fitted blind or the outside external electric awning. Telephone point, coving.

Kitchen/Breakfast Room In two defined zones, the **Kitchen** with a range of eye and base level cupboards with drawers, pan drawers and space saving carousel corner cupboards with contrasting worktops and kickboards and with splashback tiling. Eye level Neff oven/grill, four burner gas hob with filter light above, areas of work surface and a peninsular breakfast bar which divides the room with light Karndean flooring which extends into both areas. The **Breakfast Area** with space for a table and there is a door to the Laundry room. There are two rear aspect windows which can be relieved by fitted blinds with the kitchen window also being covered by the awning. There are numerous spotlights, counter top lighting and a recess for additional appliances.

Laundry Room With a range of fitted cupboards and drawers with work top above, corner Belfast sink, continuation of the Karndean flooring, personnel door to the double garage, radiator, wall mounted condensing (lpg) gas boiler providing heating and hot water, recesses for laundry appliances, window, security door to the terrace/garden.

From the **Entrance Hall** the turning staircase with its varnished wooden hand rail and spindles rises to the large **First Floor Landing**. Pull down hatch with fitted ladder providing access to the loft space, double airing cupboard housing the hot water cylinder with shelving above, coving, doors to each room.

Principal Bedroom A double aspect room with windows to the front and side, extensive range of Sharps fitted bedroom furniture including hanging cupboards, one mirrored, bank of drawers all with soft close and matching bedside drawer units, radiator, coving, door to **Luxury En-Suite Shower Room** With a fabulous Daryl shower enclosure with a step and curved screen and with exposed chrome fittings, low level w.c., twin composite wash basins with chrome mixer tap, cupboards and drawers beneath and fitted mirror and glass shelving. Tiled floors and tiled shower splashback, large clear window looking out over the rear garden and beyond, radiator, spot lights, extractor.

Bedroom 2 With a front aspect window enjoying an attractive outlook, large mirror fronted wardrobe, coving.

Bedroom 3 Front aspect window, sliding mirror fronted wardrobe, radiator, coving.

Bedroom 4 With a rear aspect window enjoying the delightful outlook, adjustable shelving, coving and radiator.

Bedroom 5 Also enjoying the rear outlook, with radiator and coving.

Family Bathroom With a luxurious white suite of enclosed P-shaped shower/bath, with curved pivot shower screen, chrome mixer tap and separate thermostatic chrome shower. Vanity wash basin with mixer tap and cupboards and drawers below, low level wc., extractor, lovely clear window enjoying the rear outlook, fully tiled walls, radiator, shaver point, spotlights.

OUTSIDE

To the front of the house there is a generous driveway/turning area with parking for numerous cars, pathway to the front door, access to the double garage and also with a side area extending into the rear garden. A shaped laurel bush disguises the LPG gas tank and there is a space for bins and a lovely cherry tree.

Double Garage With electrically operated GRP up and over door, light and power, window to the side, useful eaves storage space, door to the laundry room.

The Gardens The absolutely stunning gardens are much wider and larger than expected. About 1/2 an acre in total, they consists of a paved terrace adjacent to the house and conservatory, an ornamental pond with rockery and waterfall with lovely Acers and adjacent flower bed, brick planters with piers with lighting open to reveal a paved stone pathway which skirts through the old orchard, to the right hand side past the numerous fruit bearing trees offering lovely shade on hotter days and arrives at a italic tractor shed with wood effect panels. The garden enjoys an incredibly sunny South Westerly aspect and a high degree of privacy and seclusion. The formal lawns are well tended and the entire garden is enclosed by natural hedgerows, some beech, some conifer and a glimpse of farmland above the rear hedge line. Outside light points, outside tap, electric awning.

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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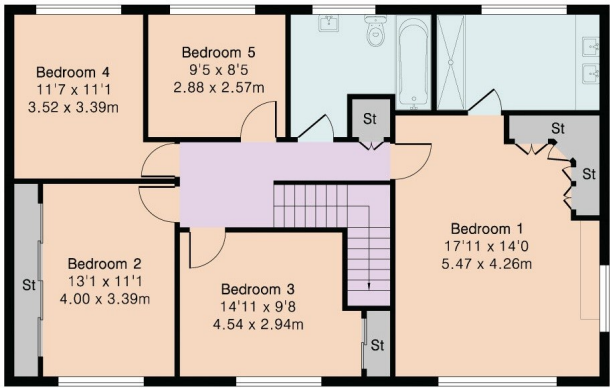
Approximate Gross Internal Area 2594 sq ft - 241 sq m

Ground Floor Area 1595 sq ft – 148 sq m

First Floor Area 999 sq ft – 93 sq m



Ground Floor



First Floor

