



Brick Lane, Slinfold, West Sussex, RH13 0BE



woodlands



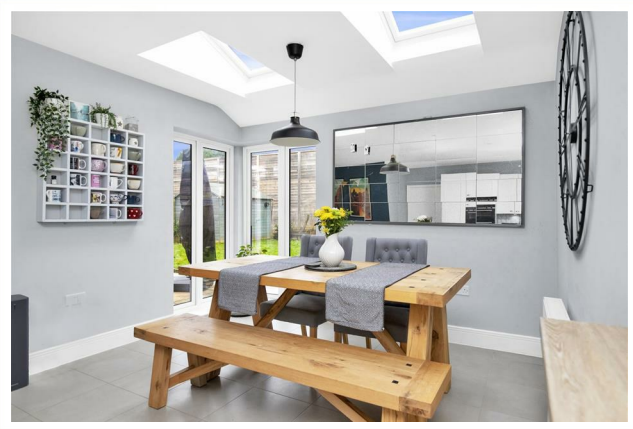
Positioned at the end of a quiet residential cul-de-sac, in the picturesque village of Slinfold, this beautifully presented four double bedroom detached family home brings sophisticated design, light, flexible living areas and comfortable sleeping accommodation in a modern configuration to work perfectly for a modern family's needs.

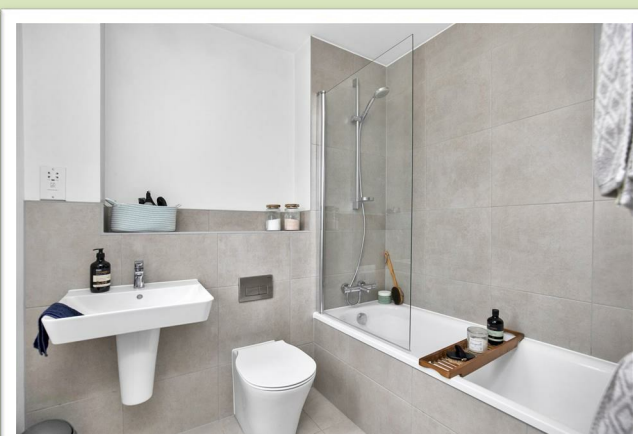
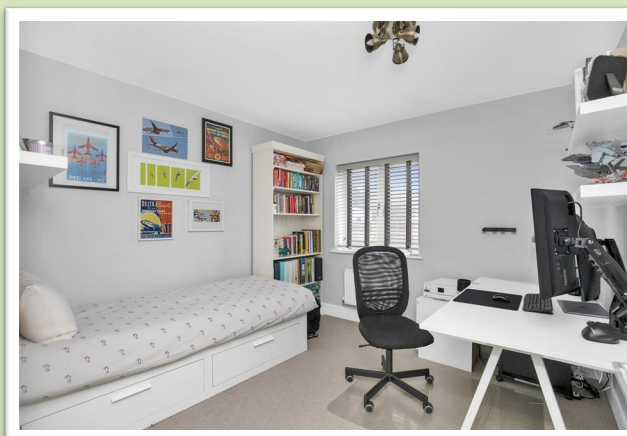
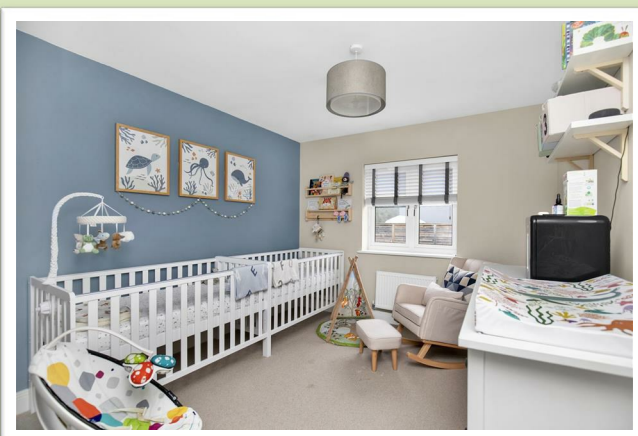
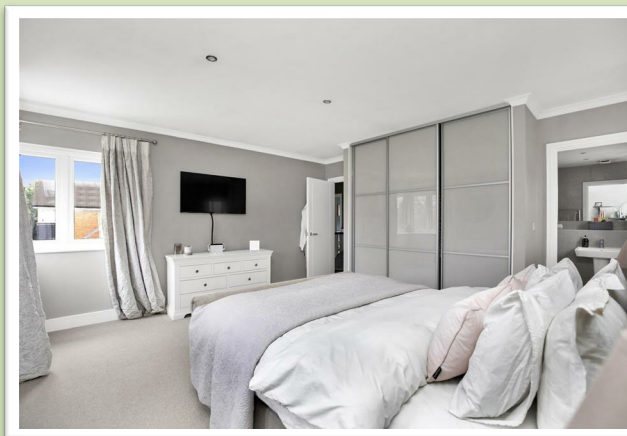
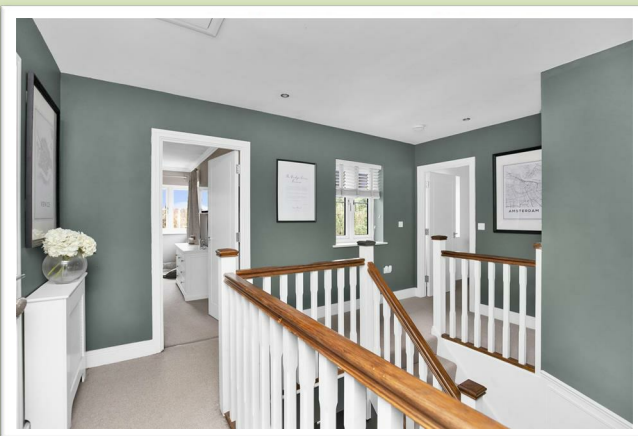
Slinfold is located approximately mid-way between the village of Billingshurst and the historic market town of Horsham. It really is an idyllic area to set down roots. Slinfold benefits from a village store/post office and the well the popular Red Lyon Public House. Take a stroll onto the village green in the summertime to watch a game of cricket or take a walk in the beautiful downs link that passes close to the property. There are regular bus services to Horsham and local sporting facilities include Slinfold Country Club and Blue Coats at Christs Hospital. With the highly regarded C of E Primary School within walking distance and For older children there is The Weald Secondary school in Billingshurst and Tanbridge Secondary in Horsham. This thriving community makes Slinfold one of the most popular spots for people moving to the area.

Accessed by a driveway providing parking for 2 cars, in front of a former integrated garage that is currently being used as a store room / boot room. A covered porch leads into a bright and spacious entrance hall. You immediately get a sense of the attention to detail that the sellers have placed on the design and décor, with stylish colour themes flowing through both floors.

The ground floor accommodation comprises the entrance hall with double coat cupboard and guest cloakroom, a large living room with feature corner window, and to the rear, the heart of this home has to be the stunning kitchen/dining/day room. Finished with a high-quality designer kitchen featuring a central island with pop-up extractor, fitted double oven, range gas cooker, washing machine and dishwasher. There is a beautiful seating area with corner glazed section and Velux windows flooding this space with light, and French doors leading out to the enclosed rear garden beyond. This is a wonderful spot, with a particularly private position due to the high fence line ensuring a peaceful spot for outdoor entertaining and dining in the summer months.

From the hallway, a turned staircase leads to a striking galleried landing. All four bedrooms are comfortable doubles, with the principal bedroom being particularly spacious and benefitting from an en-suite shower room with tastefully tiled walls and floors, a double shower unit and heated towel rail. The main family bathroom completes the internal accommodation with heated towel rail and shower above the bath.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 14'09" x 14'02" (4.50m x 4.32m)

KITCHEN/DINING ROOM 22'03" x 19'11" (6.78m x 6.07m)

BOOT ROOM 12'06" x 9'10" (3.81m x 3.00m)

STORE 9'10" x 7'11" (3.00m x 2.41m)

FIRST FLOOR

LANDING

BEDROOM 14'10" x 14'06" (4.52m x 4.42m)

EN-SUITE SHOWER ROOM

BEDROOM 13'04" x 10'0" (4.06m x 3.05m)

BEDROOM 13'10" x 9'01" (4.22m x 2.77m)

BEDROOM 10'06" x 10'02" (3.20m x 3.10m)

FAMILY BATHROOM 6'11" x 6'05" (2.11m x 1.96m)

OUTSIDE

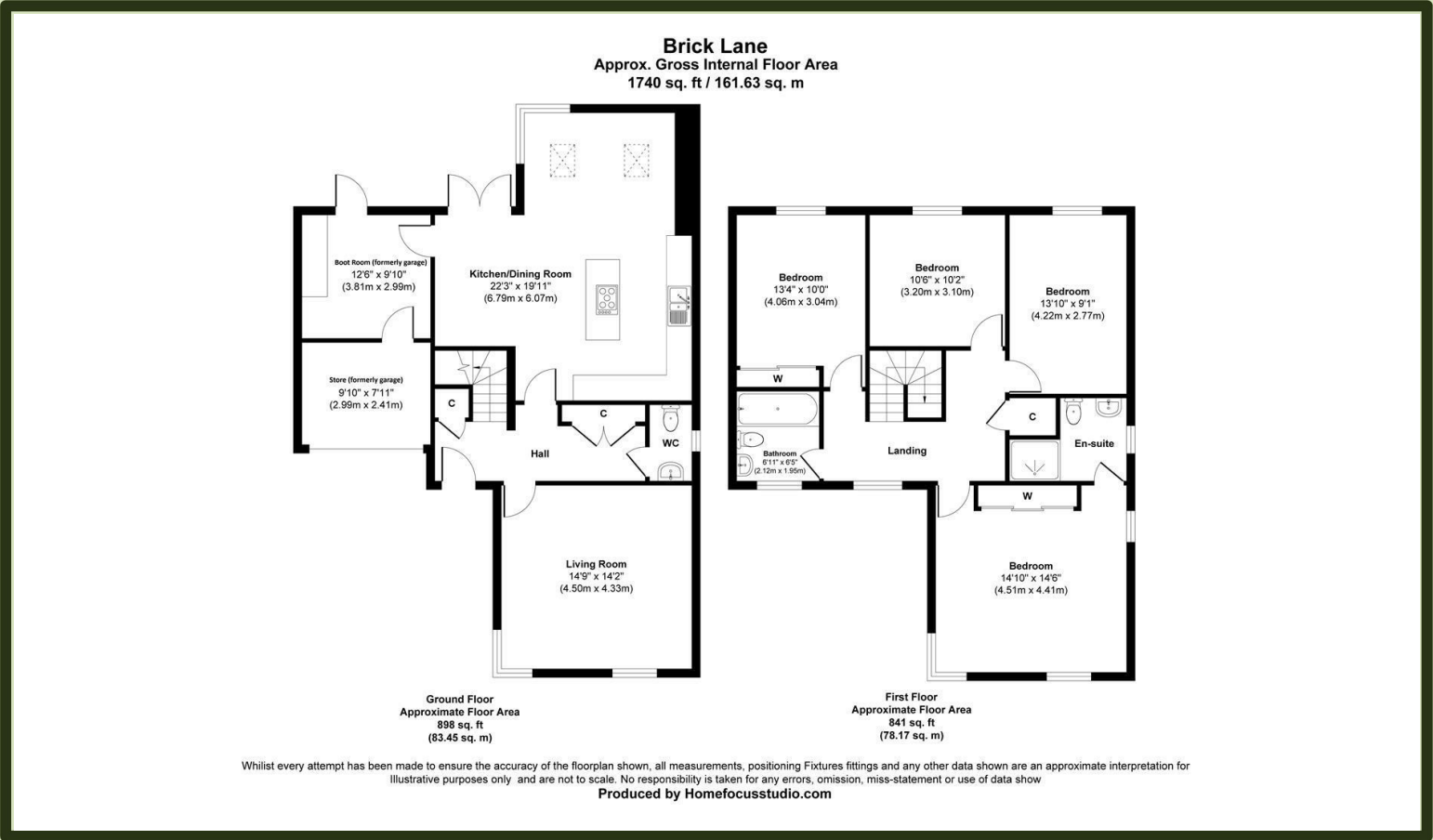
FRONT GARDEN

OFF ROAD DRIVEWAY PARKING FOR 2 CARS

REAR GARDEN



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LOCATION: The property is situated within the popular and picturesque village of Slinfold which offers local amenities, including a post office/store, public house, church and primary school. The historic market town of Horsham is approximately 5.5 miles distant and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town centre proceed in an easterly direction along Guildford Road (A281) and at the flyover roundabout take the first exit, following the signs to Guildford. At the next roundabout turn right. At the next roundabout go straight ahead and proceed along this road passing through all the traffic lights. At the next roundabout by Newbridge Garden centre, turn left onto Five Oaks Road (A264). Continue along this road and turn right into Lyons Road, just before the Toyota garage. Proceed into the Village and on the sharp bend to the right take a left turn into Hayes Lane. Brick Lane is the fourth turning on the right.

COUNCIL TAX: Band F.

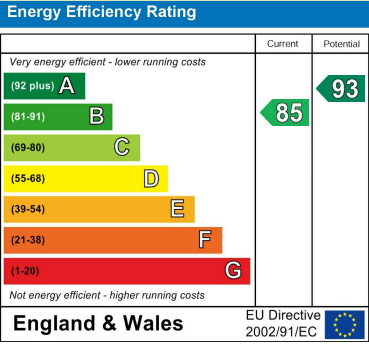
EPC Rating: B.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

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The mention of any appliances and/or services, does not imply they are in full and efficient working order.