



9 Mitchell Gardens, Slinfold, West Sussex, RH13 0TY

Offers Over £700,000

**MANSELL  
McTAGGART**  
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## In brief...

- 4 double sized bedrooms
- 3 reception rooms
- Spacious detached house
- Built in 1995 by Charles Church
- Driveway for 2 vehicles and garage
- South facing garden
- Master bedroom with en suite
- No onward chain
- Popular and convenient development
- Close to schools, transport links, country walks and shops

A spacious and rarely available 4 double bedroom, 3 reception room detached house, built in 1995 by Charles Church with en suite, driveway for 2 vehicles, garage, south facing garden and no onward chain. The property is situated on a desirable development, close to excellent schools, major transport links, shops and beautiful country walks.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC







## In more detail...

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The accommodation comprises: entrance hallway, cloakroom, bay fronted sitting room with gas fireplace and separate dining room with doors onto the garden. The kitchen/breakfast room is fitted with a good selection of units, family room, useful utility room with access into the garage. There is an opportunity to incorporate the kitchen/dining and family room to create a large family sized kitchen, if required. Upstairs there is a master bedroom with fitted wardrobes and en suite shower room. There are 3 further well proportioned bedrooms and family bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the utility room).

A driveway provides parking for 2 vehicles, leading to the integral garage with power. The 37" X 41" south facing rear garden is predominantly lawned with well stocked borders, water feature and side access.



## The location...

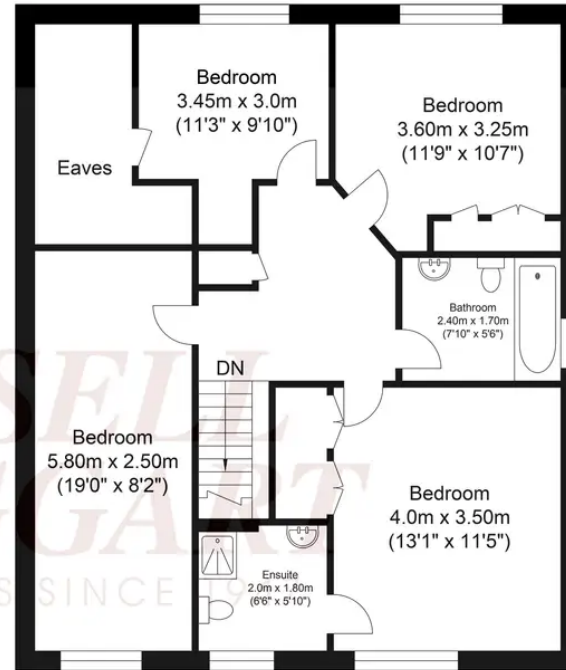
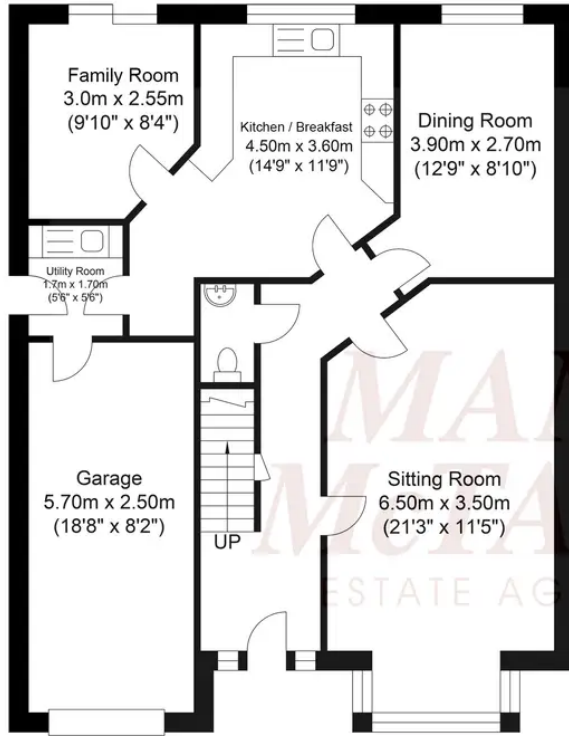
The charming, sought-after village of Slinfold is situated west of Horsham. St. Peter's Church of England shines over the community facilities of a convenient village store steeped in history, Post Office, village hall, family-friendly public house, and first-rate Church of England pre and primary school. Local team sports bring the village together with Tennis, Football and Cricket clubs. The local area offers some beautiful country walks. Slinfold Golf and Country Club offers stylish and luxury facilities amongst the surrounding landscape, a spa retreat for beauty, sport, health and fitness.

Horsham train station is within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers can be found in the convenient Swan Walk centre. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family.

Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The nearby Downs Link offers inviting opportunities for scenic family walks, riders and keen cyclists.







Ground Floor  
Approximate Floor Area  
887.59 sq ft  
(82.46 sq m)

First Floor  
Approximate Floor Area  
841.41 sq ft  
(78.17 sq m)

Approximate Gross Internal Area (Including Garage) = 160.63 sq m / 1729.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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