



Slaughterbridge House, Guildford Road, Broadbridge Heath, RH12 3PN

Guide Price **£1,250,000 – £1,350,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 5 double bedrooms
- 2.48 acre plot with separate access
- 1,168 sq ft outbuilding/workshop
- Self contained 1 bedroom detached annex
- Potential to further improve
- Garage and store room
- Close to excellent schools, major transport links, shopping facilities and country walks
- Pleasant views to front and rear
- 5 reception rooms plus kitchen/breakfast room
- 2,919 sq ft family house dating back to the 1600s

A charming and rarely available 5 double bedroom, 5 reception room detached family house of 2,919 sq ft, originally built in the 1600s with later additions and stunning Horsham stone roof, offering an opportunity to further enhance and occupying a superb 2.48 acre plot.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A charming and rarely available 5 double bedroom, 5 reception room detached family house of 2,919 sq ft, originally built in the 1600s with later additions and stunning Horsham stone roof, offering an opportunity to further enhance and occupying a superb 2.48 acre plot. The property benefits from a 1 bedroom detached annex of 692 sq ft and 1,056 sq ft outbuilding with power which is ideal for those looking to house a business or hobby. The accommodation comprises: entrance porch which requires some attention, fantastic reception hallway with ornate Oak staircase and large enough for a grand piano, double aspect family room with inglenook fireplace and sitting room with wood burner. From the reception hallway there is access into an inner hallway, cloakroom, office/study and an impressive dining room with wood burner and French doors onto the garden. The vaulted kitchen/breakfast room is fitted with an attractive range of pine units, Granite work surfaces and useful boot/utility room. Upstairs there are 5 double sized bedrooms and family bath/shower room. There is an opportunity to convert one of the bedrooms into an en suite to the adjoining bedroom, if required.

Benefits include oil fired central heating to radiators (boiler located externally), crittall windows and an expanse of Oak joinery throughout.

A sweeping driveway provides parking for ample vehicles, leading to the 1,056 sq ft timber framed outbuilding/workshop with rooms over and power is ideal for those looking to store vehicles or run a business.

The 692 sq ft annex comprises of entrance hallway, cloakroom/utility, kitchen fitted with a good selection of units, 19' x 15'3 sitting/dining room with wood burner, double bedroom with fitted wardrobes and en suite bath/shower room.

A 20'4 x 15'3 garage and store room are located to the side of the annex.

The entire plot including paddock extends to approximately



Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. Community facilities are in abundance with the local public house and social club at its heart. Together with a long-established Scout Hall, local amateur dramatics, football, stoolball and cricket clubs, a choice of playgrounds including a duck pond, there are village attractions for the whole family. An easily accessible, 6am-12am Tesco supermarket with petrol station is located alongside the retail park and recently transformed state-of-the-art leisure centre. Here you'll find comprehensive gym facilities, clip & climb, a selection of classes, skate-park, multiple sports and athletics, soft play & sensory room, full size running track, football pitch and the district indoor bowls club. For the green-fingered, Newbridge Nurseries is close by, including the delights of Stooks café for indoor and outdoor dining. Broadbridge Heath is served by regular bus services to Horsham and surrounding areas and both Christs Hospital and Horsham train stations are 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. Fine-dining and 5* spa hotels, cinemas and theatre, familiar high-street and independent shopping, and ample parking facilities 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.





Outbuilding Ground Floor
Approximate Floor Area
1056.47 sq ft
(98.15 sq m)

Outbuilding First Floor
Approximate Floor Area
1156.74 sq ft
(106.50 sq m)



Ground Floor
Approximate Floor Area
1850.11 sq ft
(171.11 sq m)

First Floor
Approximate Floor Area
1027.94 sq ft
(94.85 sq m)

Garage
Approximate Floor Area
316.32 sq ft
(29.25 sq m)

Outbuilding
Approximate Floor Area
652.55 sq ft
(60.34 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuildings) = 2771.19 sq m / 2919.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.