



Oakwood House Five Oaks Road, Slinfold, RH13 0QW

Guide price £965,000 – £995,000

**MANSELL
McTAGGART**
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- 5/6 well proportioned bedrooms
- 2/3 reception rooms
- Charming detached Edwardian house of 2,483 sq ft
- Private 1.21 acre west facing plot with fine outlook
- Optional downstairs bedroom/second office with en suite
- 39'4 x 19'8 steel framed barn
- Large driveway and double garage
- 3 bath/shower rooms
- Scope to further improve and enlarge
- Close to transport links, schools, shops and walks

A spacious and flexible 5/6 bedroom, 2/3 reception room detached Edwardian house of 2,483 sq ft with 39'4 x 19'8 steel barn, large driveway, 22'1 x 18' double garage and superb 1.21 acre west facing private plot.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





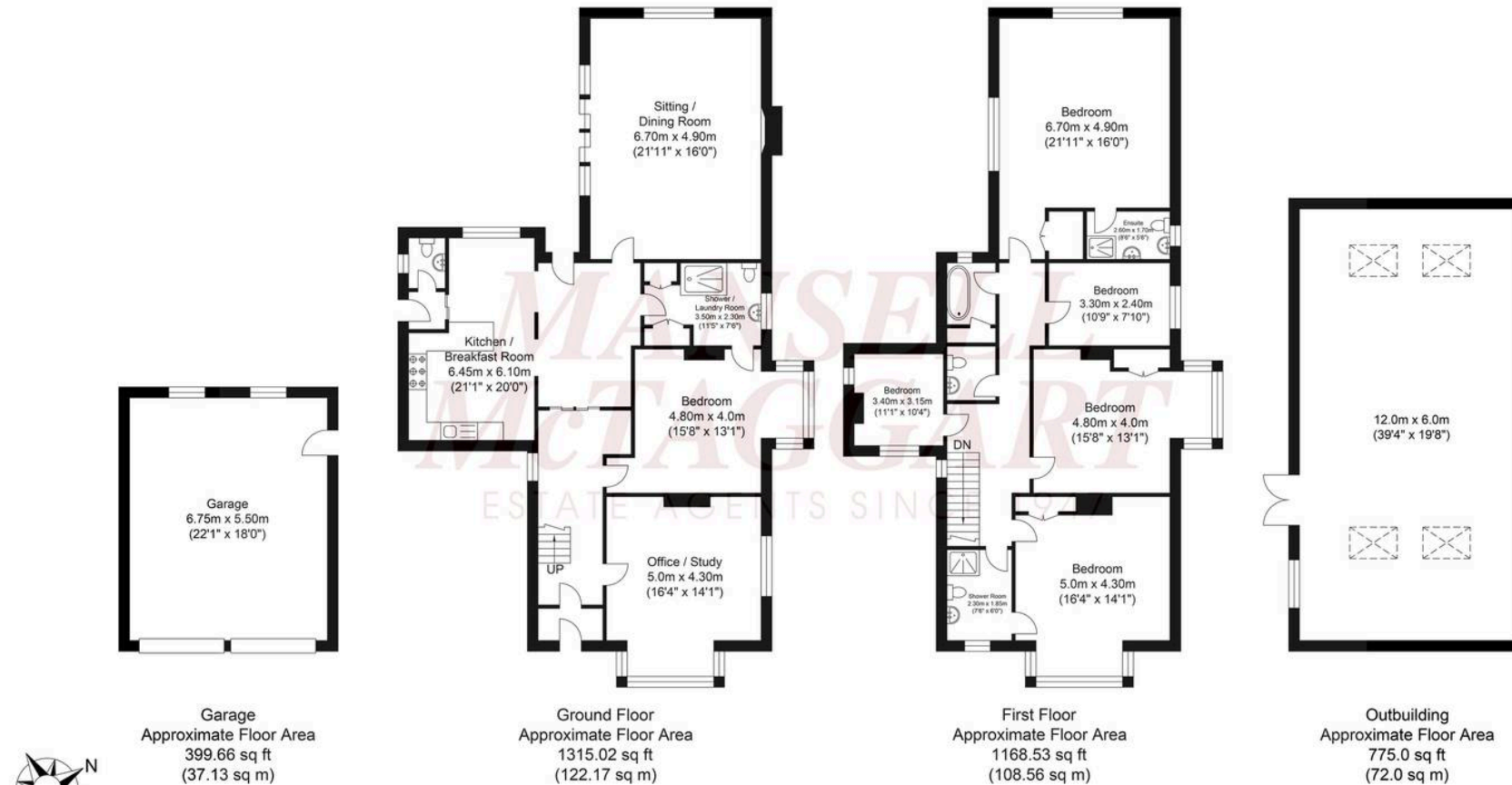
A spacious and flexible 5/6 bedroom, 2/3 reception room detached Edwardian house of 2,483 sq ft which has been subject to extension in the 1970s with steel barn, large driveway, double garage and superb 1.21 acre west facing private plot. The accommodation comprises: entrance hallway, double aspect bay fronted office/study and bay fronted double sized bedroom with beautifully re-fitted Jack & Jill shower/laundry room with Villeroy & Boch wc. Off the hallway there is access into the kitchen/breakfast room fitted with a selection of units, separate cloakroom, and sizeable double aspect sitting/dining room with newly installed in 2024 7.8 kw Parkray Aspect 14 Eco wood burner and French doors onto the garden. On the first floor there is a decadent master bedroom with glorious outlook over the garden and en suite shower room. A large bay fronted guest bedroom benefits from access into the re-modelled Jack & Jill shower room. There are 3 additional bedrooms and bathroom with separate cloakroom. Benefits include double glazed windows, 250 litre megaflo water system, Fujitsu air conditioning unit in bedroom 3, new thermostatic valves to radiators, some Parquet flooring, Karndean flooring, some new carpeting, Thomas Sanderson shutters, blinds and oil-fired central heating to radiators (newly installed boiler is located externally). A driveway provides ample parking, leading to the 22'1 x 18' double garage. A 39'4 x 19'8 (775 sq ft) steel framed barn with power and ability to be supplied with water was built in 2023 and offers a great opportunity to house a business or gym. The 1.21 acre west facing garden is a particular feature of the property and offers an excellent degree of privacy. The garden enjoys a pleasant outlook and is predominantly lawned with well-established borders, vegetable plot, fruit cage, potting shed, greenhouse and substantial Sandstone patio that adjoins the rear of the property is large enough for those family get-togethers.

- 5/6 well proportioned bedrooms
- 2/3 reception rooms
- Charming detached Edwardian house of 2,483



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.





Approximate Gross Internal Area (Excluding Outbuilding / Garage) = 230.73 sq m / 2483.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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