



**MANSSELL  
McTAGGART**  
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## Nutwood, Five Oaks Road, Slinfold, RH13 0QW

Guide Price £850,000 - £875,000

- 4 good sized bedrooms
- 2 reception rooms
- Detached chalet bungalow built in the 1920s
- Large driveway with double garage and 3 outbuildings
- Breath-taking 1.81 acre south west and west facing plot with bluebell wood
- No onward chain
- Potential to improve and enlarge
- Within easy access of excellent schools, major transport links, shopping facilities and Horsham town centre
- First time to the market in 44 years

An exciting opportunity to acquire a unique 4 bedroom, 2 reception room detached chalet bungalow previously extended and offering potential to refurbish and further enlarge with double garage and 3 outbuildings and occupying an immensely secluded plot of 1.81 acres.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





An exciting opportunity to acquire a unique 4 bedroom, 2 reception room detached chalet bungalow previously extended and offering potential to refurbish and further enlarge with double garage, 3 outbuildings and occupying an immensely secluded plot of 1.81 acres. The property is situated within striking distance of excellent schools, major transport links, stunning country walks, shopping facilities and Horsham town centre. The accommodation comprises: vaulted entrance hallway with storage, well proportioned sitting room with wood burner and porch and separate dining room with delightful outlook over the garden and rear access. From the hallway there is a proportioned principal bedroom with delightful view over the garden, fitted wardrobes and en suite shower room. There is a further good sized guest bedroom and family bathroom. A staircase leads to the first floor offering 2 good sized bedrooms (1 double and 1 single) and eaves storage. Benefits include Crittall windows and oil fired central heating to radiators (boiler located externally). A large gated driveway provides ample parking and leads to the detached double garage with power and 3 useful outbuildings which have great potential. The superb 1.81 acre south west and west facing plot is a particular feature of the property and provides an incredible amount of privacy. The previous owner invested 44 years into his prized possession and would certainly appeal to families and keen gardeners. The initial garden is predominantly lawned with well established shrub borders and an expansive vegetable plot. A magical bluebell wood with pond follows with a miniature railway track available under separate negotiation.



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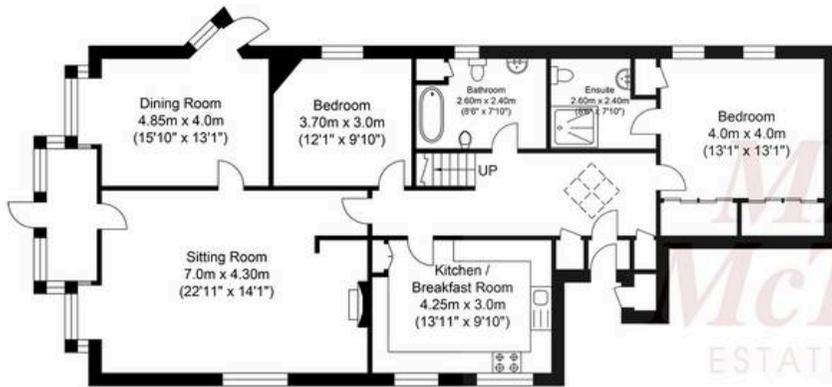
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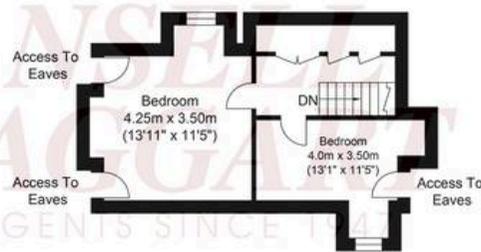
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The charming, sought-after village of Slinfold is situated west of Horsham. St. Peter's Church of England shines over the community facilities of a convenient village store steeped in history, Post Office, village hall, family-friendly public house, 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.

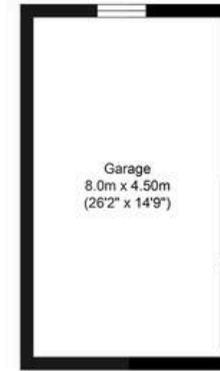




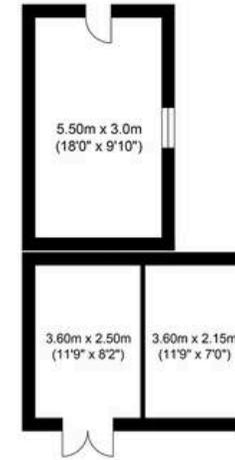
Ground Floor  
Approximate Floor Area  
1234.51 sq ft  
(114.69 sq m)



First Floor  
Approximate Floor Area  
308.70 sq ft  
(28.68 sq m)



Garage  
Approximate Floor Area  
387.50 sq ft  
(36.0 sq m)



Outbuildings  
Approximate Floor Area  
361.66 sq ft  
(33.60 sq m)



Approximate Gross Internal Area (Excluding Garage / Outbuildings) = 143.37 sq m / 1543.22 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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