



Slinfold House The Street, Slinfold

Guide Price £1,100,000

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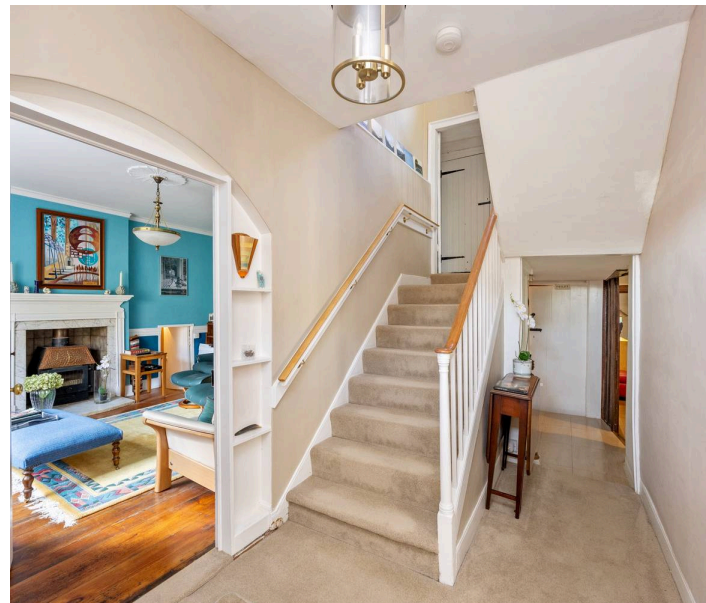
Slinfold, Horsham

An exceptional Grade II listed four bedroom residence, this charming and characterful family home occupies a picturesque position in the sought-after village of Slinfold, within the Horsham District of West Sussex.

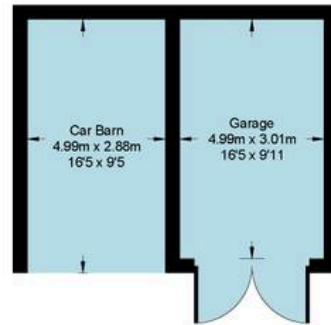
Arranged over three floors, the property beautifully combines period character with versatile accommodation ideally suited to modern family life. A particular feature is the collection of original sash windows to the front of the property, extending across both the elegant Georgian-era front rooms and the bedrooms above. These beautifully preserved windows add considerable character and allow an abundance of natural light into the principal front-facing rooms. To the rear, the dining room—understood to form the oldest part of the property—features a particularly impressive beehive inglenook fireplace and enjoys a delightful outlook over the rear garden.

Three elegant reception rooms offer flexible spaces for both everyday family life and entertaining. To the rear, the spacious contemporary kitchen and breakfast room forms the heart of the home, providing an ideal setting for modern family living and informal gatherings.

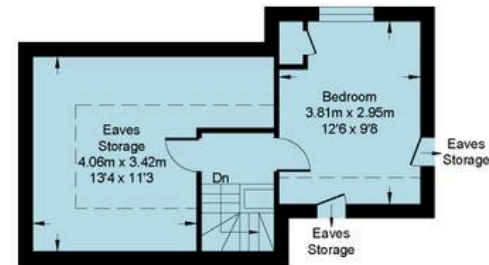
The accommodation includes **four well-proportioned bedrooms and two bathrooms**, with the principal bedroom benefiting from a full ensuite bathroom. The **fourth bedroom is situated on the second floor and is complemented by a useful walk-in attic storage area**, providing excellent additional storage and making this floor particularly versatile.



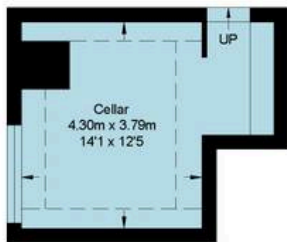




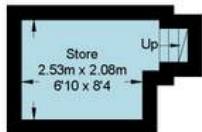
GARAGE & CAR BARN



SECOND FLOOR



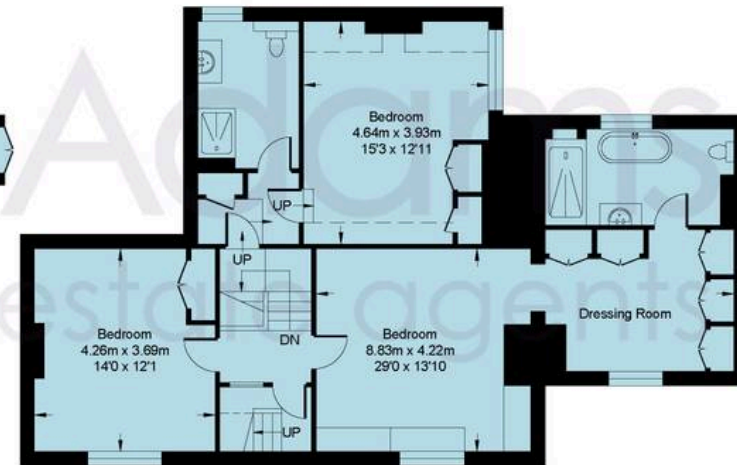
MAIN CELLAR



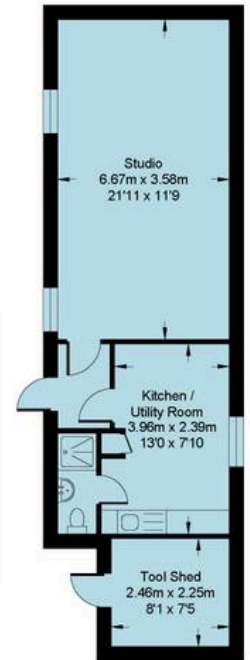
CELLAR



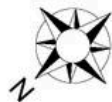
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Approximate Internal Area = 2467.94 sq ft / 229.28 sq m

Cellar = 277.60 sq ft / 25.79 sq m

Garage & Car Barn = 332.50 sq ft / 30.89 sq m

Outbuilding = 475.66 sq ft / 44.19 sq m

Total = 3553.70 sq ft / 330.15 sq m

For identification only - not to scale



A separate **self-contained annexe** provides further versatile accommodation and is ideally suited to a variety of uses.

Outside, the property is surrounded by mature, beautifully landscaped gardens, creating a peaceful and private setting. Expansive paved terraces provide excellent spaces for al fresco dining and entertaining, while a delightful rose garden adds colour and fragrance throughout the seasons. A **heated swimming pool** forms a wonderful focal point for summer enjoyment and relaxation.

Practicality is further enhanced by a substantial car barn and large parking area, incl EV charger for several vehicles, providing ample parking for residents and visitors.

Combining historic charm, generous and flexible accommodation, a self-contained annexe and exceptional outdoor amenities, this is a truly distinctive family home in a sought-after West Sussex village. Early viewing is highly recommended to appreciate fully the character, proportions and setting of this impressive Grade II listed residence.

Slinfold is a picturesque village and civil parish in West Sussex, within the Horsham District. It lies just west of Horsham, close to the A29, and has a distinctly rural character despite being close to the town. The central area of the village is a conservation area and includes a village store and Post Office. Opposite the store is the Red Lion pub, which is very popular with locals. St Peter's Church is most welcoming and, adjacent to the church, is a CoE Primary School. The village Cricket Club is hugely popular with a pavilion and impressive cricket pitch. Slinfold Golf & Country club is on the outskirts of the village. With the exception of the Golf Club, all these inviting places are within easy walking distance of the property. There are multiple beautiful country walks right on the doorstep, as well as access to the Downs Link. Slinfold also has a bus service into Horsham and Billingshurst.

Council Tax band: H – Tenure: Freehold







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.