



Dovecote Lyons Road, Slinfold

Guide Price £1,250,000

Dovecote Lyons Road

Slinfold, Horsham

A generously proportioned four-bedroom detached family home occupying an idyllic and private position, set within approximately 1.4 acres of gardens, grounds and woodland.

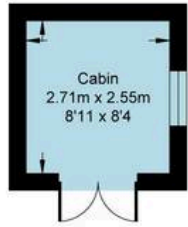
The accommodation is arranged over two floors and offers a well-balanced blend of living and bedroom space. At the heart of the home is a well-equipped kitchen/dining room, complemented by a separate utility room and additional storage. Further reception space includes a spacious living room centred around a fireplace with a working log burner - ideal for winter evenings, a separate dining room with double doors opening directly onto the rear terrace, and a garden room/conservatory overlooking the grounds.

On the first floor, the principal bedroom enjoys a dual-aspect outlook with elevated views across the gardens and countryside and benefits from an en-suite shower room. There are three further well-proportioned bedrooms, all enjoying attractive outlooks over the surrounding grounds, together with a family bathroom fitted with a freestanding roll-top bath, wash hand basin, low-level WC and bidet, complemented by Italian-style tiling and quality chrome fittings.

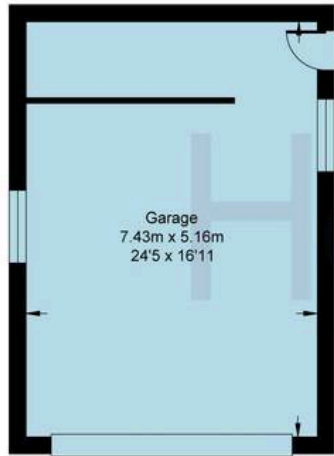
Immediately accessible from the property is a patio terrace bordered by well-stocked flower beds featuring a variety of shrubs and mature planting. This leads onto open lawns, where delightful countryside views can be enjoyed across the adjoining pastureland. The grounds also include a timber-built garden room, ideal for use as a studio, home office, or relaxing retreat.







OUTBUILDING



GARAGE



GROUND FLOOR



FIRST FLOOR



Lyons Road

Approximate Area = 1862.16 sq ft / 173.0 sq m

Garage = 409.02 sq ft / 38.0 sq m

Outbuilding = 74.38 sq ft / 6.91 sq m

Total (Including Garage / Outbuilding) = 2345.56 sq ft / 217.91 sq m

For identification only - not to scale



This attractive detached property offers excellent family accommodation with further potential to extend, subject to the necessary planning consents. Located close to the sought-after village of Slinfold, the property is approached via a private driveway leading to a detached double garage. A charming pathway crosses a wooden bridge over a stream and winds through established wild gardens before opening onto a substantial area of level lawn, enjoying fine views across the surrounding countryside.

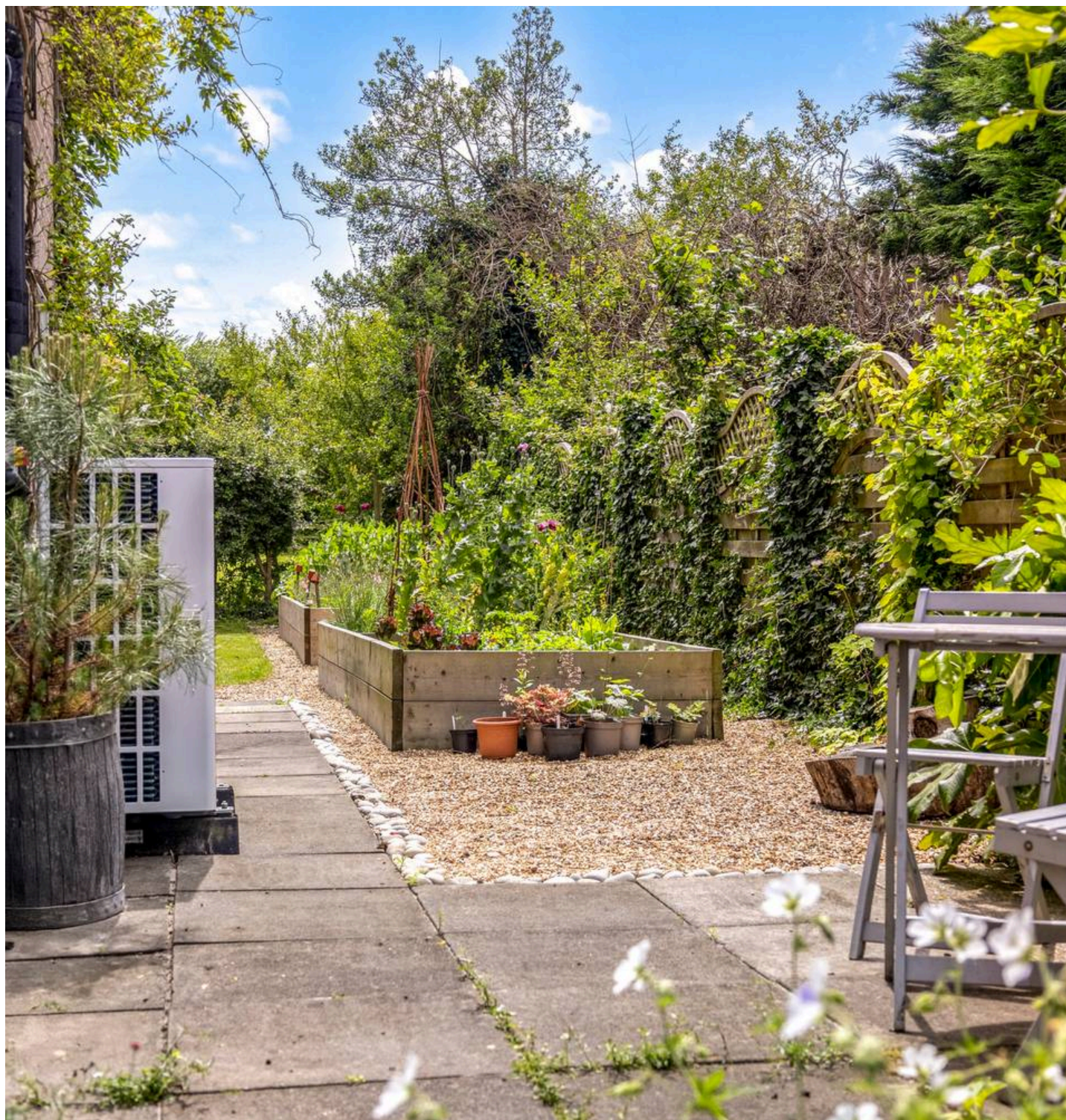
The grounds extend to approximately 1.4 acres and include a small pasture field and adjoining woodland, providing a unique rural setting with a high degree of privacy.

Approaching the property, and at the opposite end of the grounds, is a small pasture field, well suited to a range of recreational and leisure uses.

The property further benefits from a number of energy-efficient upgrades, including the installation of an air source heat pump.

Dovecote is situated nearby to popular Slinfold village. The majority of properties in Slinfold are period homes, interspersed with other different styles. It is a very attractive village with a thriving community, catering for every genre. The central area of the village is a conservation area and includes a village store and Post Office. Opposite the store is the Red Lyon pub, which is very popular with locals. They host fantastic events throughout the year, attracting guests from the village and beyond. St Peter's Church is most welcoming and, adjacent to the church, is a CoE Primary School with approximately 130 pupils and rated Good with OFSTED. 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: G - Tenure: Freehold - EPC Energy Efficiency Rating: C







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