



The Barn

Niblett's Yard, Hayes Lane, Slinfold, Horsham, West Sussex, RH13 0SA

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A spacious two-bedroom detached bungalow, situated in a private yard of just three properties, set on a mature plot with a south-facing garden and parking. Located in the village of Slinfold, close to local amenities and just a short drive to Horsham with a shopping centre and mainline railway station.

- TWO DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/SITTING ROOM
- BUILT IN 2016 TO A HIGH SPECIFICATION
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- OFF ROAD PARKING FOR 2/3 VEHICLES



This characterful and eco-friendly home offers easy indoor and outdoor living, with underfloor heating throughout and set in a semi-rural location with fabulous countryside views.

The covered entrance leads into the triple aspect kitchen/sitting room with practical yet stylish solid-oak flooring. This is a lovely bright space with plenty of natural light from the electric Velux windows, and bi-fold doors that lead to the outdoor, covered living space. The kitchen is fitted with shaker-style units with contrasting granite worktops and a central island with solid wood worktop, breakfast bar and additional drawer storage space. Appliances include an electric double oven, induction hob with a chimney-style extractor over, and built-in microwave, fridge/freezer and dishwasher. The sink has the convenience of a Quooker™ tap and a waste disposal unit.

A solid oak internal door provides access to the bathrooms and bedrooms. Bedroom one has the benefit of built-in wardrobes and shelves/desk, air conditioning, ceiling fan, double doors into the garden, and a luxury ensuite shower room. Bedroom two has built-in storage. The family bathroom is fitted with a white suite comprising shower bath with shower screen, and a WC/basin unit with plenty of storage. The bathroom also has a useful utility cupboard where you will find a washing machine and tumble dryer.

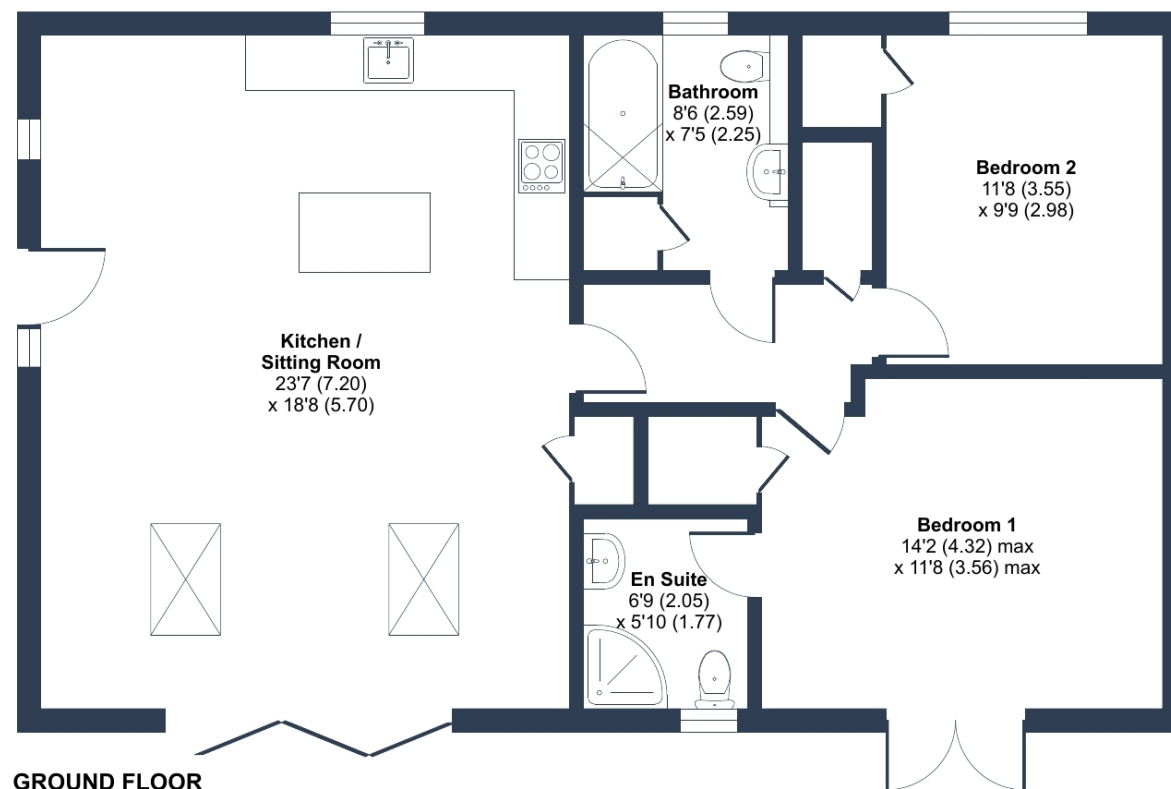


OUTSIDE

The property is approached via a shared driveway with parking in front of the home for two vehicles and a further space to the rear. The garden offers a manageable, secluded space enclosed by a fence with mature hedging, an area of easy-to-maintain artificial lawn, and a patio with covered pergola and water feature. The south-facing aspect is perfect for alfresco dining or simply enjoying the views. A shed, to the rear of this home, offers space for garden storage.

Slinfold is an active village with many community events and sporting facilities including golf, football, cricket, and tennis clubs, and the innovative 'Village Shed' with a range of creative activities. The church, public house and village shop occupy central locations. A short drive or convenient bus ride away are Horsham and Billingshurst, both with mainline railway stations and the surrounding countryside offers beautiful walks, including the Downs Link.





Approximate Area = 945 sq ft / 87.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1372124

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, solar panels, air source heat pump, mains water and drainage are currently connected to the property.
Council Tax Band E, however this could be subject to change. EPC-B. Agent Note: Some photography has been virtually staged.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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