



Lyons Den

Furze View, Slinfold, Horsham, West Sussex, RH13 0RH

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Alex Harvey
A passion for property

Lyons Den

A stylish and beautifully presented, detached four-bedroom home, situated on a mature plot with driveway parking and double garage. Located in a semi-rural location, close to local amenities and just a short drive from Billingshurst mainline railway station.

- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- UTILITY AND SNUG/FAMILY ROOM/STUDY
- WRAP AROUND GARDENS
- INTEGRAL DOUBLE GARAGE & DRIVEWAY
- SEMI-RURAL LOCATION



This imposing detached home offers plentiful and versatile accommodation set in wrap around gardens with driveway and garage providing ample parking.

The welcoming hallway provides access to the sitting room, downstairs cloakroom, kitchen/dining room, integral double garage, and the stairwell to the first floor. Accessed via double doors, the dual aspect sitting room is a lovely bright space with a feature fireplace that includes a wood burner, brick surround and solid wood mantel.

The dual aspect kitchen/dining room is a particular feature of this home, with practical yet stylish tiled flooring and plenty of natural light. The kitchen is fitted with a variety of units with contrasting wood-effect worktops, the attached utility room offers space with plumbing for a washing machine and with a door leading outside, is ideal as a boot room. To the rear of the property is the family room/study, a useful space with skylights and double doors into the garden which could be invaluable to those working from home.

The central stairwell leads to the part-galleried first-floor landing that provides access to all four double bedrooms and the luxury family bathroom. Bedroom one benefits from built-in storage and an en-suite shower room. Bedroom two also has an en-suite shower room.

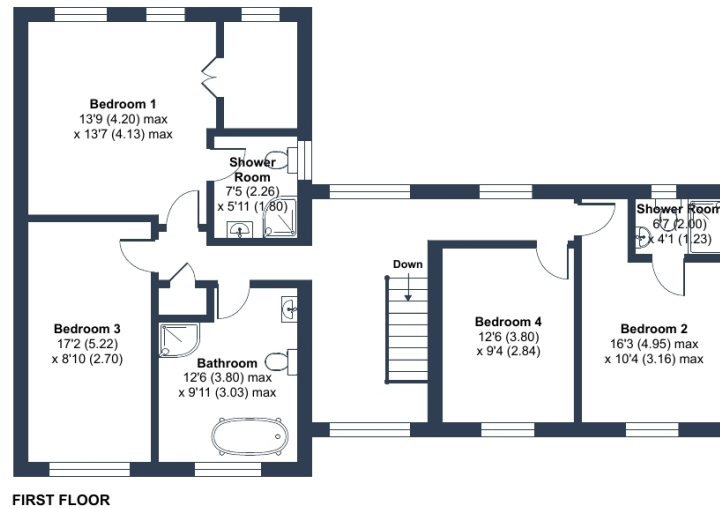
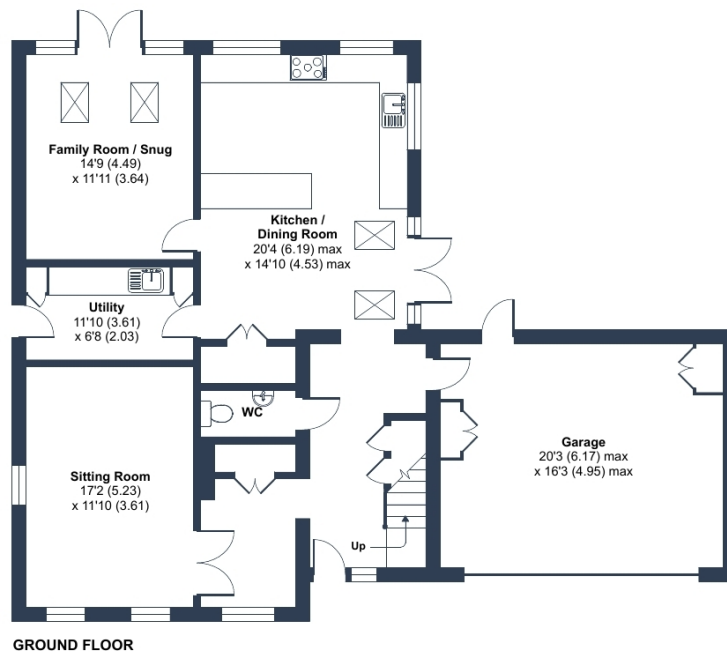


OUTSIDE

Beautifully located, the property is approached via a substantial driveway, with parking for several vehicles, leading to the double, integral garage with power & lighting. Side gates lead to the generous, east facing rear garden with lovely countryside views. The garden is mainly laid to lawn with mature planting, pergola covered area of decking and a substantial patio area, perfect for alfresco dining & entertaining.

This home is located close to the rural hamlet of Five Oaks, approximately 1.5 miles to the north of the large historic village of Billingshurst which provides a comprehensive range of amenities including shopping and medical facilities. More extensive facilities can be found in Horsham, around 6 miles away, including a shopping centre and mainline railway station.





Approximate Area = 2177 sq ft / 202.2 sq m
 Garage = 325 sq ft / 30.1 sq m
 Total = 2502 sq ft / 232.4 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). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1270115

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, oil, water and private drainage are currently connected to the property.
 Council Tax Band G, however this could be subject to change. EPC-D.

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