



Belle Acres

Hayes Lane, Slinfold, Horsham, West Sussex, RH13 0SN

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Alex Harvey
A passion for property

Belle Acres

A superb four-bedroom detached home, with a mature south-facing garden, situated at the top of Hayes Lane with views towards the North and South Downs. Located in a rural location, yet Slinfold village is just half a mile away, and Horsham, with shopping and a mainline railway station, is a short drive away.

- FOUR BEDROOMS
- TWO BATH/SOWER ROOMS
- BOOT ROOM AND UTILITY ROOM
- VAULTED STUDY
- SECLUDED SOUTH-FACING GARDEN
- DRIVEWAY PARKING



This rarely available, detached home offers plentiful and versatile accommodation set in a rural location with a south-facing garden and driveway parking.

The welcoming central hallway provides access to the kitchen/dining room, stairwell to the first floor, living room, and the downstairs cloakroom. On the south side of the home, the triple aspect sitting room has a feature fireplace with wood burner and enjoys views across the garden. The spacious, dual aspect kitchen/diner is the heart of the home with plenty of natural light. The kitchen is fitted with white shaker-style units with contrasting solid-wood worktops and finished with under-unit lighting. Appliances include a split-level double oven, induction hob with extractor over, integrated dishwasher and space for a free-standing fridge/freezer. Adjoining the kitchen/diner is the boot room and utility providing space with plumbing for a washing machine and dryer. On the north side of the home, the vaulted study with built-in shelving, is ideal for those working from home and could equally be used as a downstairs bedroom.

The central, winding stairwell leads to the first-floor landing with access to three double bedrooms, a good-sized single room and luxury family bathroom. Bedroom one enjoys far-reaching views of the South Downs and has an ensuite shower room. Bedroom four enjoys views across the North Downs.



OUTSIDE

The property is approached via a gravelled driveway, with parking for several cars. Set on a wrap-around plot, the secluded gardens are mainly to the side of the property and enjoy a south-facing aspect. There is an extensive Indian-sandstone patio providing plenty of space for alfresco dining and entertaining, and a useful garden shed for storage. Near the property and in the village are wide choice of public footpaths providing glorious countryside walks.

Slinfold is a picturesque village, almost midway between Billingshurst and Horsham (both have direct railway services to Victoria/London Bridge). The ancient St Peter's church, the highly regarded primary School and the Red Lyon Public House occupy central locations. Local sporting facilities include golf at Slinfold Golf & Country Club and football, cricket, and tennis clubs within the village.





TOTAL: 1837 sq. ft, 171 m²
 FLOOR 1: 1089 sq. ft, 101 m², FLOOR 2: 748 sq. ft, 70 m²
 EXCLUDED AREAS: FIREPLACE: 15 sq. ft, 1 m²
 WALLS: 131 sq. ft, 12 m²

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-E.

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