



**Hayes Lane
Slindon, RH13 0SQ**

**Guide Price
£500,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

THE LOCATION

The property is set within the picturesque and highly sought after village of Slinfold, approximately 5 miles to the West of Horsham. The village offers a friendly community, with a village store, the historic Red Lyon, Slinfold Primary School, active Cricket club and a Church, with Slinfold Golf & Country Club within a short drive. Nearby Broadbridge Heath offers a large Tesco Extra Store, together with The Bridge Leisure Centre.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property features spacious accommodation arranged across three floors. The ground floor offers a cosy sitting room, with a feature open fireplace, a separate dining room boasting a log burner, and a generously proportioned fitted kitchen providing extensive storage, work surfaces and space for appliances. The first floor includes a master bedroom enjoying attractive views towards open fields, with ample space for a wardrobe and dressing table, a further bedroom overlooking the rear garden and a modern white bathroom suite incorporating both a bath and separate shower cubicle. The second floor offers a double bedroom, with far-reaching views

across open fields, and an en suite WC complete wash hand basin.

GARDENS & PARKING

To the front of the house, there is a double width driveway bordered by mature flower and shrubs. A side pathway leads to the front door and continues to the rear garden via a gate. The rear garden offers a good level of seclusion, with an open Westerly rear aspect. To the rear of the house there is a large paved patio, flanked by a combination of a large wall, fencing and hedges, a large timber open store, lighting and a tap, and brick edged borders. The patio leads into an area of lawn, with a central pathway and well-stocked flower and shrub borders. To the rear of the garden there is a mature tree and large timber storage shed.





Buses

9 minute walk



Shops

Slinfold Store
10 minute walk



Trains

Christ's Hospital – 4 miles
Horsham – 5.1 miles



Airport

Gatwick
18.9 miles



Roads

M23
11.7 miles



Sport & Leisure

Slinfold Golf & Country Club
1.3 miles



Rental Income

£tbc pcm



Schools

Slinfold CofE Primary
Tanbridge House



Broadband

Up to tbc Mbps

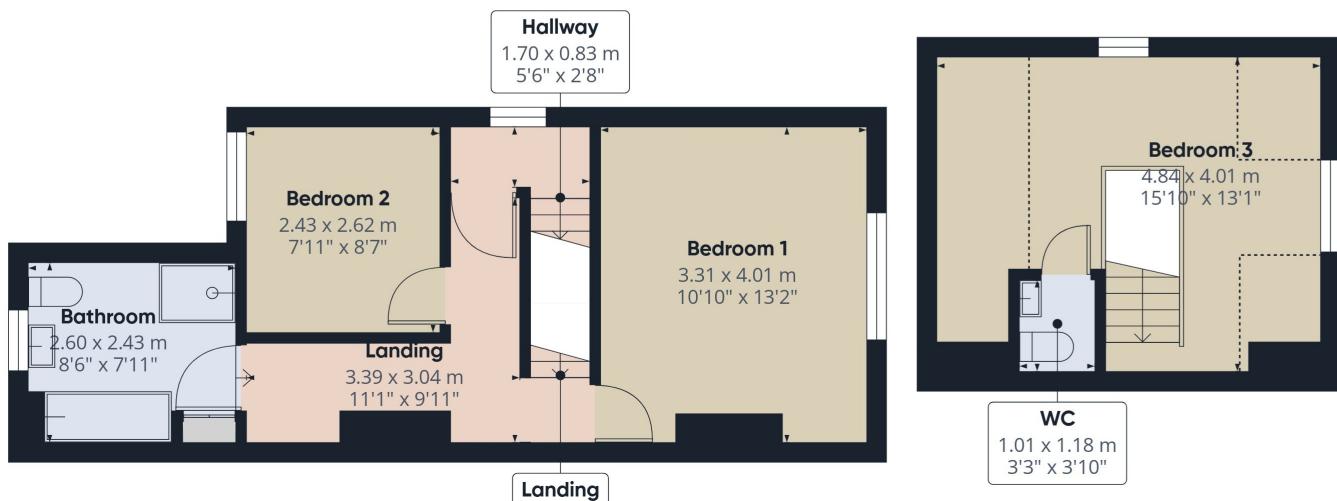


Council Tax

Band D

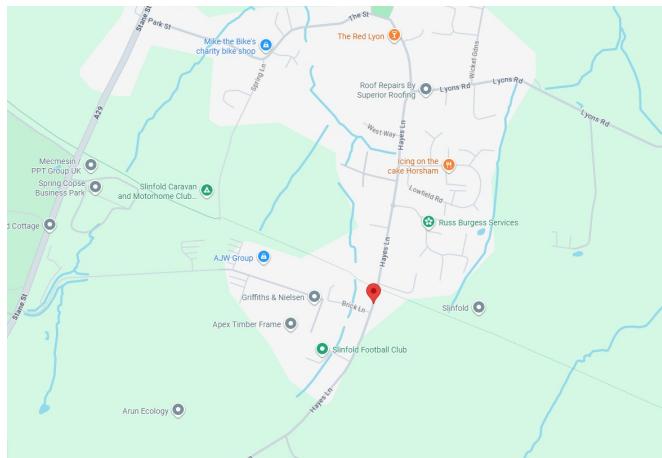


Ground Floor



Floor 2

Map Location



Total Approximate Floor Area
991 sq ft / 92 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing arrangements by appointment through Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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