



**Hayes Lane  
Slinfold, RH13 0SQ**

**Guide Price  
£500,000**

**01403 272022  
[brocktaylor.co.uk](http://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 Lion, 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



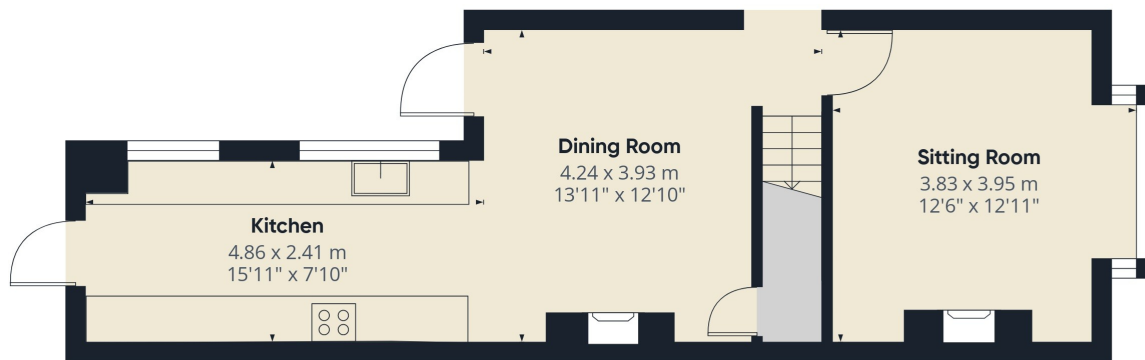
#### Broadband

Up to tbc Mbps

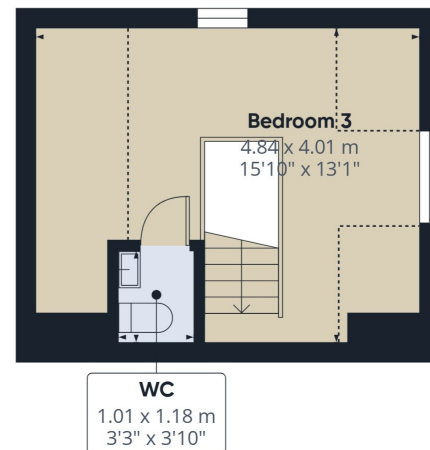
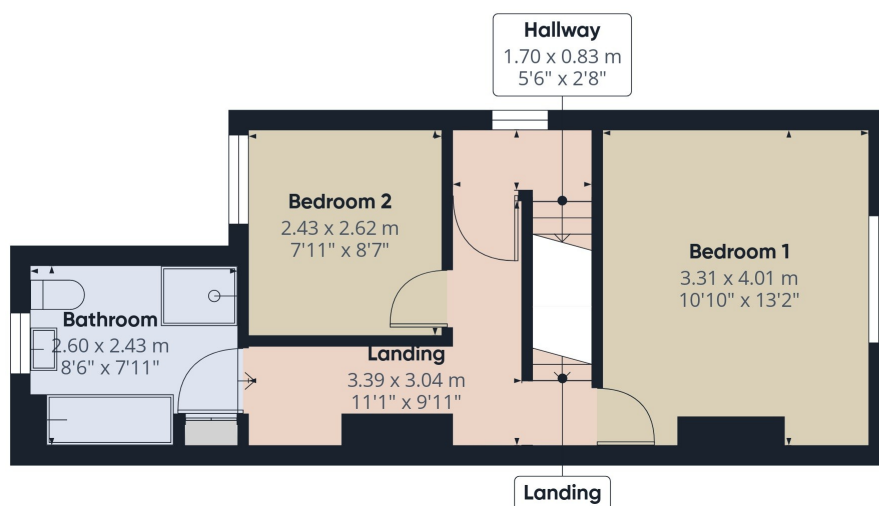


#### Council Tax

Band D

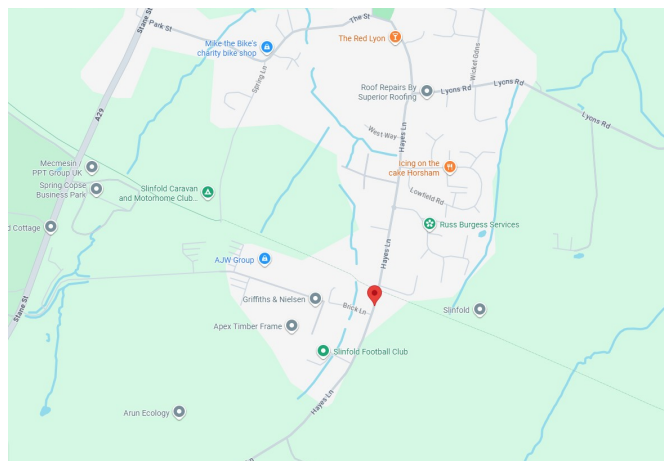


Ground Floor



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		
(39-54)	E	60	68
(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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**2-6 East Street, Horsham, West Sussex, RH12 1HL**

