



## Beulah Villa

25 Hayes Lane, Slinfold, Horsham, West Sussex, RH13 0SQ

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A passion for property



# Beulah Villa

An extended and beautifully presented five-bedroom detached Victorian house, set on a plot of around 1/3 of an acre, with driveway parking and mature, southwest facing garden. Located in the semi-rural village of Slinfold, close to local amenities and a short drive from Billingshurst mainline railway station.

- TWO BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINER WITH UTILITY
- HOME OFFICE
- SOUTHWEST FACING REAR GARDEN
- DRIVEWAY PARKING
- SEMI-RURAL LOCATION





This rarely available detached home, built in 1896, offers plentiful and versatile accommodation, with the ground floor providing a snug, dining room, downstairs cloakroom, kitchen/dining room with attached utility, home office, and sitting room.

The cosy snug, to the front of the property has a bay window and the stairwell to the first floor. The central dining room provides access to the cloakroom and kitchen/diner and has double doors leading outside. The triple aspect kitchen/dining is a particular feature of this home, with plenty of natural light from skylights, exposed beams and practical yet stylish wood-effect flooring. The kitchen is fitted with shaker-style units with contrasting solid wood worktops, including a breakfast bar, and is finished with mosaic tiling. Appliances include a split-level double oven, LPG gas hob with extractor over, and integrated fridge and dishwasher. The dual aspect home office is ideal for those working from home.

The stairwell leads to the first-floor landing with access to four double bedrooms, a single bedroom, family bathroom and shower room. Bedrooms two has a decorative fireplace and plenty of space for freestanding wardrobes. The generous family bathroom has been recently refitted with a panelled bath, basin unit with storage, back-to-wall w.c., and a separate, corner shower cubicle.



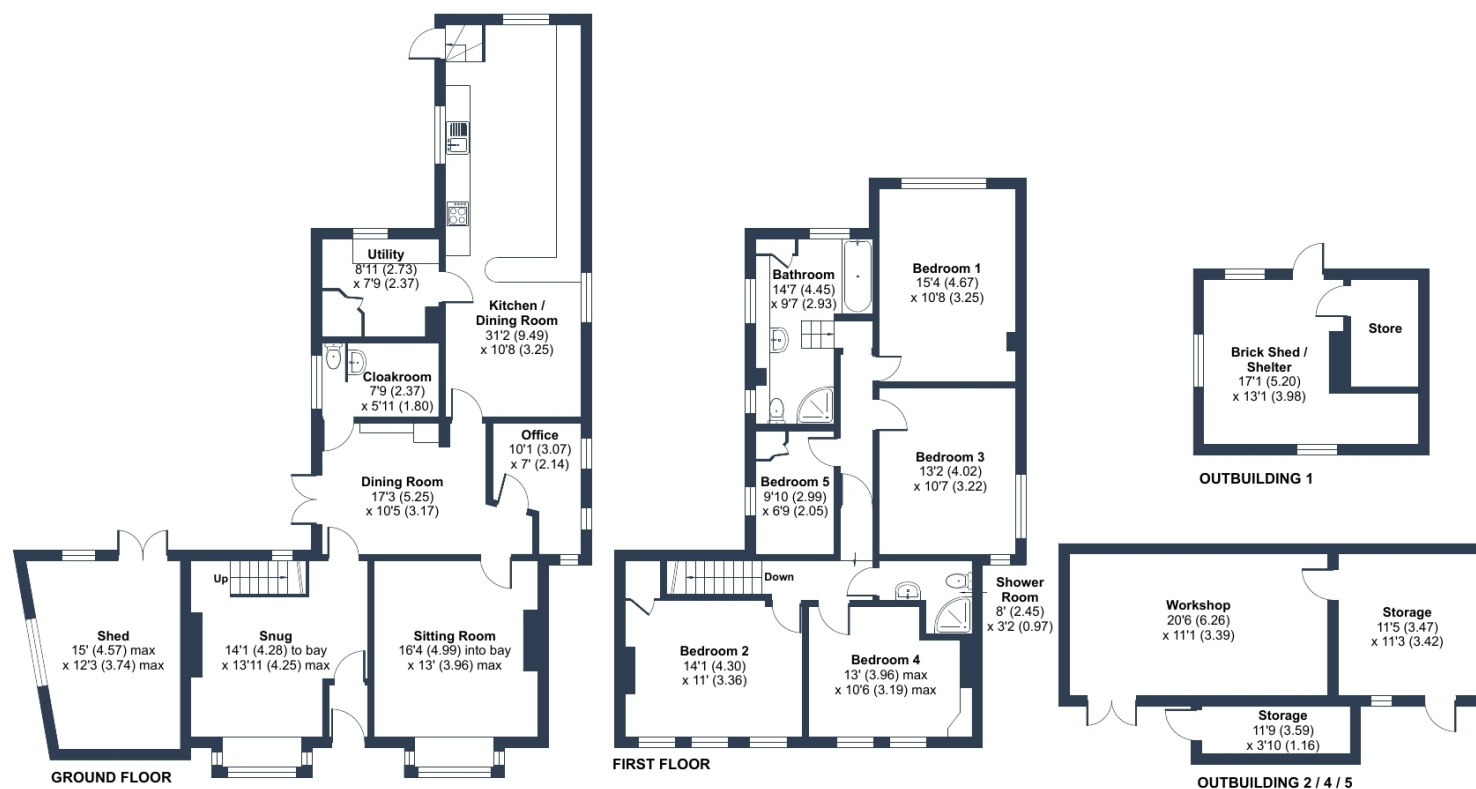
## OUTSIDE

Set on a plot of around 1/3 of an acre, this home is fronted by a gravelled driveway, with plenty of parking, leading to a side gate providing access to the rear of the house, including hard standing with further parking spaces. The rear garden is a beautifully mature and landscaped space, perfect for aspiring gardeners with raised beds, greenhouse, ornamental pond, stream, block paved pathways and two useful outbuildings.

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.







Approximate Area = 2074 sq ft / 192.6 sq m  
 Outbuildings = 790 sq ft / 73.3 sq m  
 Total = 2864 sq ft / 266 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). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1281452

**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 (Heating), LPG (hob), water and mains drainage are currently connected to the property.  
 Council Tax Band F. EPC-E.

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