



Six Acres, Slinfold
Horsham, West Sussex, RH13



Beyond your expectations

A wonderful 5 bedroom house in a small development. EPC:D

5 Bedrooms | 3 Bath/Shower Rooms (2 Ensuite) | Sitting Room | Dining Room | Kitchen/Breakfast Room | Family Room | Utility Room | Office | Double Garage | Garden

Guide Price £699,950 Freehold

Description

A well presented detached family home in a lovely small development within the village.

As can be seen by the attached floor plan the accommodation radiates from an inviting central entrance hallway and includes a study, generous sitting room, downstairs wc, lovely family room opening into the gardens kitchen breakfast room and utility room and a well proportioned dining room.

Upstairs the galleried landing leads to the master bedroom with dressing area and ensuite shower room, guest bedroom with ensuite shower room, three further bedrooms and family bathroom.

The whole is offered in excellent decorative order, ideal for family living.

Outside

The property offers an attached double garage and driveway parking. To the rear the gardens are extremely well planted and offer a surprising degree of maturity and privacy with deep shrub borders, which feature a number of specimen trees.

Location

The property is situated in a small modern development within the village which provides a post office/store, public house, church and primary school. A service of buses connects Slinfold to the major commercial centre

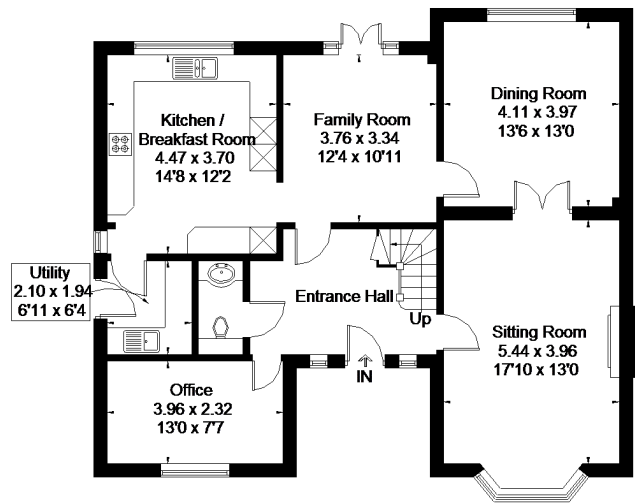
of Horsham which is about 3 miles distant, and provides a wide variety of shops, schools and other amenities, including a mainline railway station, with a fast and regular service of trains to London. Entertainment and sporting amenities within the area include the Horsham Capitol Theatre with its theatre and cinema, the sports centre at Broadbridge Heath and Christ's Hospital, and local golf course at Slinfold Park. Six Acres leads to an open green area which links directly to The Downs Link.



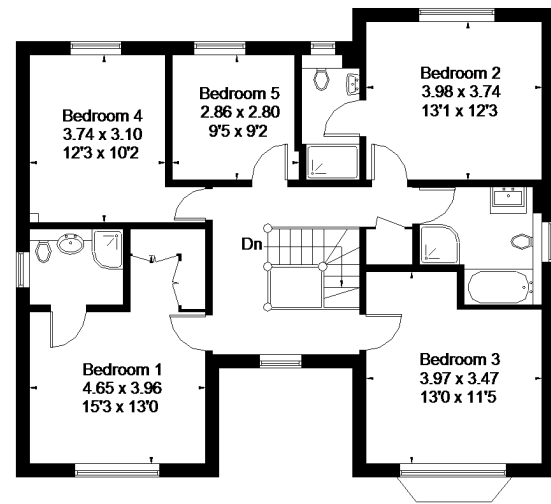
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Slinfold, Horsham

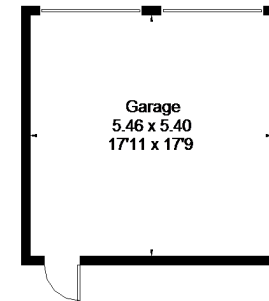
Approximate Gross Internal Area = 200.8 sq m / 2161 sq ft
Garage = 29.4 sq m / 316 sq ft
Total = 230.2 sq m / 2477 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref: 163249

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

