





The Thatched House


Guildford Road, Clemsfold


An attractive family home, located in a beautiful rural setting at the heart of a desirable hamlet, in grounds of 1.1 acres


An appealing five-bedroom double-fronted property offering an elegant yet practical environment for living and entertaining, where modern amenities and neutral décor are seamlessly combined with period features. The property benefits from a picturesque garden and is ideally positioned close to both village and town


**4 RECEPTION ROOMS**


**5 BEDROOMS**


**4 BATHROOMS**


**GARAGES**

**1.1 ACRES**

**FREEHOLD**

**RURAL**

**2,478 SQ FT**

**GUIDE PRICE
£1,200,000**

The property

The Thatched House is an attractive family home, offering nearly 2,500 sq ft of thoughtfully updated accommodation arranged over three light-filled floors. It combines modern amenities and neutral décor with character features including a thatched roof, casement windows, exposed wall and ceiling beams, and several original fireplaces, creating an elegant and practical environment for both living and entertaining.

The accommodation flows from a welcoming storm porch and comprises a large reception room with feature fireplace with woodburning stove, French doors to a covered seating area and a door to the rear terrace, a dual aspect dining room with feature exposed brick open fireplace and two further wooden-floored reception rooms, one with a study area, useful en suite cloakroom and French doors to the rear terrace. The ground floor accommodation is completed by a vaulted kitchen/breakfast room with a range of wall and base units including a large central

island with breakfast bar, complementary work surfaces and splashbacks, modern integrated appliances including a wine chiller, French doors to the front aspect terrace and a fitted utility room.

Stairs rise from the large and one of the smaller reception rooms to the first floor, which provides a front aspect principal bedroom with fitted storage and modern fully-tiled en suite bathroom with twin sinks, freestanding bath and separate shower, two further bedrooms with en suite bath and shower rooms, one further bedroom and a fully-tiled family bathroom. The property's remaining 32 ft bedroom can be found on the second floor and benefits from a vaulted wood-lined ceiling.



Outside

Set some distance from the road, the property is approached through double wooden gates over a gravelled driveway providing private parking and giving access to two garages. The well-maintained formal garden surrounding the house, a particular feature of this property, is laid mainly to lawn bordered by and interspersed with well-stocked flower and shrub beds and features numerous seating areas, garden and log stores, areas of light woodland including a bluebell wood and block-paved front and rear terraces, ideal for entertaining and al fresco dining, the whole screened by mature trees.

Location

The property sits in a sought-after rural hamlet near to Slinfold village which has a church, village shop, pub and primary and pre-schools. Warnham village offers local stores and suppliers, pubs, a village hall and primary school. The market town of Horsham provides comprehensive amenities including independent and

national stores, supermarkets including Waitrose, a shopping centre, The Carfax with its cobbled streets and restaurant quarter, a theatre, cinema, leisure centre, sports club with cricket, tennis, hockey and squash clubs and golf courses at Manning Heath and Slinfold Golf & Country Club.

Communications links are excellent: Horsham station (5.1 miles) offers regular commuter services to central London, the A24 links to the south coast and to the motorway network, giving further access to London and its airports.



Distances

- Slinfold 2.4 miles
- Warnham 3.5 miles
- Horsham 5.1 miles
- Guildford 16.6 miles
- London Gatwick Airport 17.1 miles
- Central London 39 miles
- London Heathrow Airport 40.5 miles

Nearby Stations

- Christ's Hospital
- Horsham
- Billingshurst

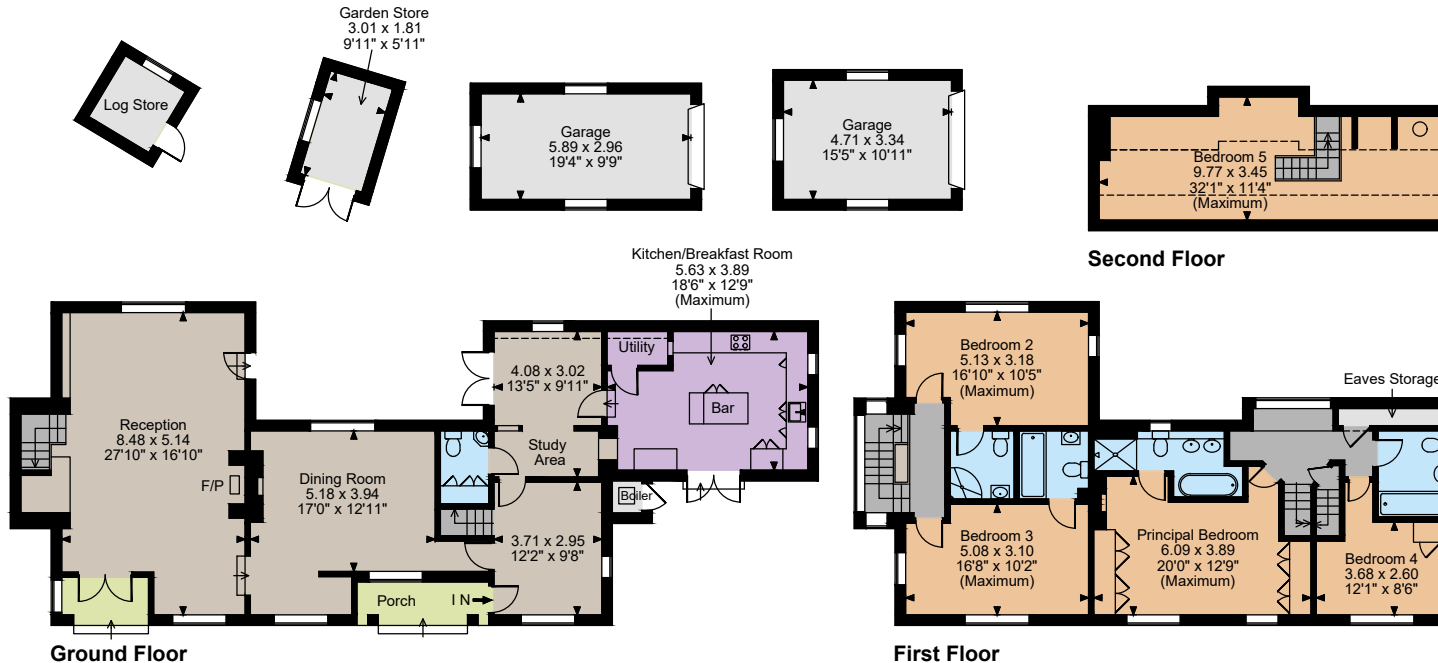
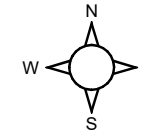
Key Locations

- Southwater Country Park
- Sumners Ponds
- Leonardslee Lakes & Gardens
- The Downs Link
- Amberley Museum

Nearby Schools

- Tanbridge House School
- Farlington
- Pennthorpe
- Christ's Hospital





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,478 sq ft (230 sq m)

Garages internal area 357 sq ft (33 sq m)

Garden & Log Store internal area 101 sq ft (9 sq m)

Total internal area 2,936 sq ft (273 sq m)

For identification purposes only.

Directions

RH12 3PW

what3words: ///defrost.proper.kebabs

General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains water, electricity and private drainage (compliant with current regulations). Oil fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

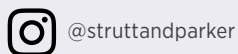
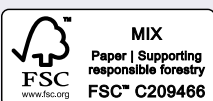
Guildford

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