



Wild Harrys, Hayes Lane, Slinfold, Horsham  
West Sussex

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# Wild Harrys Hayes Lane, Slinfold, Horsham West Sussex RH13 0SL

An attractive Grade II Listed home with charming annexe accommodation and converted barn.

Billingshurst 3.2 miles, Horsham & mainline station 6 miles (London Victoria from 53 minutes), Gatwick 19.6 miles, Guildford 18 miles, Brighton 28 miles, Central London 45 miles

MAIN HOUSE Reception hall | Drawing room  
Dining room | Sitting room | Library | Sun room  
Kitchen/breakfast room | Utility | Cloakroom  
Principal bedroom with en suite shower room  
2 Further en suite bedrooms.  
ANNEXE 2 en-suite bedrooms | Kitchen  
Sitting room | Office, store room.  
BARN Games room | Gym | Galleried study  
Garage & car port | Garden. EPC rating D

## The property

Believed to date to C17, with later extensions in 1970 and 2008. Wild Harry's with its redbrick and tile-hung elevations provides a spacious and versatile property extending in all to over 6,000 sq ft. Alongside is a timber weatherboarded annexe and attached barn that provide supplemental accommodation enhancing the comprehensive and exceptional living environment that the property offers. Inside, contemporary styling coexists in harmony with charming historic features, benefitting from double glazing, air conditioning in four rooms, including the main bedroom and study, solar panels and boiling taps in the two main kitchens. The ground floor of the main house provides three reception rooms, a library and a stunning sun room which is filled with natural light and offers a seamless connection with the garden. Rustic beams adorn the ceiling in the dining room and kitchen/breakfast room which

features a Belfast sink, 2 oven eco friendly Aga, Siemens conventional oven, steam oven and warming draw and an island unit, whilst the adjoining utility provides a home to domestic appliances. The first floor offers three en suite bedrooms, with one having access to a large en suite bathroom, featuring exposed rafters, a centrally placed freestanding tub and a separate shower cubicle. The annexe accommodation provides two further en suite bedrooms, along with a sitting room, kitchen, store room and office. The attached barn, with games room, kitchen, glass partitioned gym and galleried study showcases the drama of a vaulted, beamed ceiling.

## Outside

The garden at Wild Harrys is aesthetically designed and well-maintained to offer a tranquil outdoor haven. A gravelled driveway provides in/out access to the house and annexe, with an electric five-bar gate opening onto a length of driveway which offers parking and leads to the detached 3 car garage.

The attractive garden at the frontage includes an area of lawn with specimen trees, clipped shrubs and a stone wall feature with well. A paved courtyard is bordered by the quadrant formation of the annexe and barn and offers a secluded and sheltered setting with a contemporary centrepiece water feature. To the rear, the garden has flower beds with floral, fragrant and architectural planting and offers a large, covered seating area ideal for al fresco dining and entertaining. A further paved terrace has direct access from the drawing room providing an alternative spot to enjoy this peaceful setting.

## Location

The property is situated on the southern fringes of Slinfold village which offers a public house with restaurant, a parish church, and a village store. In nearby Horsham, there is a thriving restaurant and café scene, with West Street and Swan Walk offering comprehensive shopping, in addition to the John Lewis and Waitrose stores on Albion Way.

























## Floorplans

Wild Harrys, Hayes Lane, Slinfold, West Sussex  
Main House internal area 3,099 sq ft (288 sq m)  
Garages internal area 572 sq ft (54 sq m)  
Annexe internal area 3,078 sq ft (286 sq m)  
Total internal area 6,749 sq ft (628 sq m)  
Quoted Area Excludes 'Outside Dining Area'  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year including musical performances on the bandstand. Horsham Park has tennis courts, a swimming complex and gymnastics centre and there is a wide selection of sport and leisure facilities for all ages within the town. Well-regarded independent schools in the vicinity including Farlington School, Christ's Hospital, Pennthorpe Preparatory School and Charterhouse.

## Directions

Leave Horsham along the A264 Broadbridge Heath bypass, at the roundabout take the first exit, continuing on the A264 signposted Slinfold and Billingshurst. After ¼ mile turn right onto Lyons Road and continue to the village. Turn left onto Hayes Lane and the drive to Wild Harrys will be found after ¾ mile on the left.

## General

**Local Authority:** Horsham District Council

tel: 01403 215100

**Services:** Mains water, electricity and drainage. Heating oil and Air Source Heat Pump.

**Council Tax:** The property is in Tax Band H

**Tenure:** Freehold

**Guide Price:** £1,950,000

## Horsham

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