



Hayes Warren

Hayes Lane, Slinfold, Sussex

An impressive five-bedroom family home with a beautiful garden, set in an idyllic rural position

A substantial detached family home with an extensive garden, situated in a pretty and peaceful rural setting just outside the village of Slinfold and five miles from the centre of sought-after Horsham. The property offers light, airy and flexible accommodation with splendid views across the garden and the beautiful surrounding Surrey countryside.



6 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE



0.8 ACRE



FREEHOLD



RURAL



3,902 SQ FT



**GUIDE PRICE
£1,200,000**



The property

Hayes Warren is a well-proportioned detached property with five bedrooms, six reception rooms and a flexible layout. Set in a rural position a mile from the popular village of Slinfold, the property offers the potential for use as a single, large family home or to be divided into a main residence and a self-contained annexe, with its second kitchen on the first floor.

The ground floor provides five comfortable reception rooms, offering various settings in which to relax, work or entertain. There is the L-shaped, open-plan sitting room and dining area with its French doors and bi-folds opening onto the south-facing garden, as well as the snug, which connects to the sitting room via bi-folds, creating a larger open-plan living space. Additionally, the ground floor has a useful study for home working, a generous sitting room and, connected to the sitting via bi-folds, a sunny conservatory. Each of these three reception rooms has French doors opening to the garden, while the sitting room and study both have brick-built fireplaces (with the sitting room fitted with a logburner).

Also on the ground floor, the well-equipped kitchen has fitted units to base and wall level and space for all the necessary appliances, while the utility room provides further space for household appliances. Upstairs there are four bedrooms in the main area, one of which has an en suite bathroom and French doors opening onto the roof terrace with those beautiful countryside views. An internal door connects to the principal bedroom and its en suite bathroom, as well as to the upstairs kitchen and sitting room, which provides the potential for use as a separate apartment. The main house also has a family bathroom to the first floor, plus a shower room on the ground level. The stairs continue to the second level, where there is attic storage with the potential for conversion.



Outside

At the entrance to the property, the driveway leads to a spacious parking area in front of the house, as well as providing access to the integrated double garage for additional parking or storage and workshop space. The wrap-around garden surrounding the house features well-maintained, level lawns and various mature trees, as well as border hedgerows and fencing separate the gardens from the open fields beyond. There is also a south-facing terrace at the rear, providing space for al fresco dining and enjoying the sense of peace and seclusion offered by the views of the rural landscape.

Location

The property is situated close to the villages of Slinfold and Broadbridge Heath, within easy reach of the sought-after town of Horsham. Slinfold has a popular village shop, church, public house and primary and pre-schools, while Broadbridge Heath provides further local amenities, including supermarkets, a leisure centre and a primary school. The historic market town of Horsham offers a more comprehensive

range of facilities, including a John Lewis at Home, Swan Walk shopping centre, The Carfax, with its cobbled streets and a variety of restaurants, as well as a theatre, cinema, leisure centre and mainline railway service to London Victoria (approximately 48 minutes) and London Bridge (approximately 60 minutes).

There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M25, and excellent recreational and sporting facilities nearby, including Slinfold Golf & Country Club and Horsham Sports Club as well as walking and hiking in the surrounding countryside.



Distances

- Slinfold 1.1 miles
- Billingshurst 2.8 miles
- Broadbridge Heath 3.1 miles
- Horsham 5.2 miles
- Crawley 12.8 miles
- Guildford 17.5 miles

Nearby Stations

- Billingshurst
- Horsham

Key Locations

- Leonardslee Lakes & Gardens
- Warnham Local Nature Reserve
- Southwater Country Park
- Knepp Castle Estate
- Downs Link Path

Nearby Schools

- Cottesmore
- Penntorpe
- Farlington
- Christ's Hospital
- Cranleigh
- Millais
- Tanbridge School
- Forest School





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 3,902 sq ft (363 sq m)

Garage internal area 368 sq ft (34 sq m)

Garden Store and Shed internal area 334 sq ft (31 sq m)

Balcony external area = 297 sq ft (28 sq m)

Total internal area 4,604 sq ft (428 sq m)

For identification purposes only.

Directions

RH13 ORF

what3words: ///landscape.narrating.revised

General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains water, electricity and oil fired heating.

Private drainage which may not be compliant to current regulations. Further information is being sought.

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

Council Tax: Band G

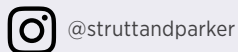
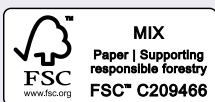
EPC Rating: E

Guildford

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