



Gaskyns

Lyons Road, Slinfold, West Sussex

A Grade II Listed property with garden office, flat, extensive leisure facilities and 26 acres, in a semi-rural setting

A detached five bedroom period family home featuring beautifully-presented accommodation together with indoor, outdoor and spa pools, a sauna, steam room and gym together with a garden office and two-bedroom apartment, garaging, wine store and Stud Cottage. It is located on the fringes of a desirable West Sussex village, near to local and town centre amenities.



3 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



GARAGING



26 ACRES



FREEHOLD



SEMI-RURAL



5,415 SQ FT



**GUIDE PRICE
£2,950,000**



The property

Dating from the 15th century, Gaskyns is a handsome detached timber-framed family home offering 5,415 sq ft of light-filled flexible accommodation arranged over two floors.

Sensitively combining modern amenities with period features including exposed wall and ceiling beams and original fireplaces, the generously-proportioned accommodation flows from welcoming entrance and inner halls, the former with useful cloakroom. It comprises a wooden-floored drawing/dining room with feature inglenook fireplace, a sitting room with fireplace with woodburner and bi-fold doors to the terrace and a snug with bespoke fitted storage. The ground floor accommodation is completed by a kitchen/breakfast room with a range of wall and base units including a large central island, an Aga, modern integrated appliances, a vaulted breakfast area with space for a sizeable table and bi-fold doors to the terrace, a study area, cloaks cupboard and a neighbouring fitted utility room. The kitchen benefits from planning permission to extend into an orangery,

if required (reference: DC/22/2337, DC/22/2338, granted May 2023). Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

On the first floor the property provides a principal bedroom with dressing room and en suite shower room with twin sinks, an additional bedroom with dressing room and en suite bathroom with bath and separate shower. Two further double bedrooms, both with en suite bathrooms and Jack and Jill access to a dressing area, one additional double bedroom, and a modern family bathroom complete the first floor.









Outside

The property is accessed via double iron gates leading to a sweeping, tree-lined driveway that provides private parking and access to a detached outbuilding. This outbuilding houses an impressive indoor pool complex, including a swimming pool, spa pool, sauna, steam room, gym, and plant, boiler and store rooms. It also includes a striking double-height office with a mezzanine level, en suite shower room, and an additional office above. An inter-connecting office with kitchenette and an adjoining two-storey flat complete the arrangement. The flat comprises a ground floor kitchen/breakfast room and, on the first floor, a sitting room, two bedrooms, a cloakroom, and a family bathroom. In addition there is Stud Cottage, a two bedroom self contained cottage with sitting room, dining room, kitchen and utility room. The well-maintained formal gardens surrounding the property are laid mainly to level lawn, interspersed with mature planting. Outdoor amenities include a duck pond, an all-weather tennis court, a swimming pool, summer house and extensive paved terraces—perfect for entertaining, al fresco dining, and enjoying far-

reaching views across neighbouring paddocks and rolling countryside. In all the grounds extend to 26 acres. Income generating solar panels. (Currently £20,000 - £25,000 per annum.)

Location

The sought-after village of Slinfold has a good range of day-to-day amenities including a church, village shop, pub and primary and pre-schools. The historic market town of Horsham offers comprehensive facilities including both independent and national stores including Tesco, Sainsbury's, M & S, John Lewis at Home and Waitrose, a shopping centre, restaurant quarter, theatre, cinema, leisure centre, sports club and several nearby golf courses, all surrounded by miles of open countryside providing excellent walking and riding routes. Communications links are excellent: Christ's Hospital (3.2 miles) and Horsham (4.2 miles) stations offer regular services to central London and the A24 links to the A23 (London-Brighton road), the south coast and motorway network, giving access to both Gatwick and Heathrow Airports and to central London.



Distances

- Slinfold 0.6 mile
- A24 (London-Worthing road) 1.8 miles
- Horsham 3.9 miles
- London Gatwick Airport 16.7 miles
- Guildford 18.3 miles
- Brighton 26.6 miles
- London Heathrow Airport 37.9 miles
- Central London 41.9 miles

Nearby Stations

- Christ's Hospital
- Horsham

Key Locations

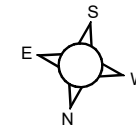
- Warnham Local Nature Reserve
- Southwater Country Park
- Sumners Ponds
- Leonardslee Lakes & Gardens

Nearby Schools

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







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

Main House internal area 5,415 sq ft (503.1 sq m)
Office/Gym/Pool Complex 3,167 sq ft (294.3 sq m)
Office Flat 767 sq ft (71.3 sq m)
Stud Cottage internal area 924 sq ft (86 sq m)
Total internal area 9,349 sq ft (868.7 sq m)
For identification purposes only.

Directions

RH13 OQT
what3words: ///sidelined.lightens.visit

General

Local Authority: Horsham District Council

Services: Mains electricity and water, oil and
Klargester private drainage.
Income-generating solar panels (£20-25k per annum).

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

Council Tax: Band H

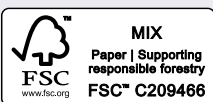
EPC Rating: E

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