



# Ashlands Farm

Lyons Road, Slinfold, West Sussex



BNP PARIBAS GROUP



## A Grade II listed equestrian property with detached granary, pool, stabling, manège, outbuildings and 6.4 acres

A detached six bedroom double-fronted period family home, sensitively combining modern amenities, quality fixtures and fittings and elegant décor with a wealth of period features. It sits in a semi-rural location on the fringes of a desirable West Sussex village, near to local and town centre amenities and train stations.



**3 HOUSE  
1 GRANARY**



**6 HOUSE  
1 GRANARY**



**4 HOUSE  
1 GRANARY**



**TRIPLE**



**6.4 ACRES**



**FREEHOLD**



**SEMI-RURAL**



**3,834 SQ FT**



**GUIDE PRICE  
£2,250,000**

### The property

Ashlands Farm has a 16th century weatherboarded rear and double-fronted Georgian front façade. The house offers 3,380 sq ft of accommodation arranged over three floors, sensitively combining quality fixtures and fittings including contemporary sanitaryware and elegant décor with casement and sash glazing, wall and ceiling beams and original fireplaces and joinery.

From the welcoming reception hall, with staircase, the dining and sitting rooms are positioned to either side. The dining room features an inglenook fireplace with an open fire and built-in storage, while the oak floored sitting room has a panelled wall incorporating an in built television, wood-burning fireplace, fitted storage and shelving. Double doors open to a kitchen/breakfast/dining room, also accessible from the hallway. The kitchen has a range of wall and base units, a freestanding central island with breakfast bar, an Aga, double Belfast sink, modern integrated appliances and a neighbouring flagstone-floored fitted utility room with Belfast sink and terrace access.

A half-timbered wall opens from the kitchen to a wooden-floored breakfast/dining area with fitted shelving and storage and an inter-connecting inner hall, giving access to a boot room with a cloakroom and garden access.

The first floor houses four bedrooms with en-suite facilities, with the rear two bedrooms sharing a Jack and Jill style bathroom. The bedrooms on the second floor are served by a bathroom off the half landing from the rear staircase. The principal suite, also accessible from the rear staircase, has a front aspect bedroom with fitted wardrobes and steps down to a fitted dressing room with en-suite shower room, and access to the inner landing, and a family bathroom with freestanding bath.













## Outside

The property is approached through double wooden gates over a gravelled driveway with turning circle. It gives access to a triple carport, an outbuilding with workshop, stable and pottery studio. The self contained Granary, a two-storey annexe provides a sitting room/kitchen, shower room and vaulted bedroom.

The formal garden is laid mainly to lawn bordered by mature planting. It features a pond, outdoor pool with paved surround and a pool/summer house and a paved terrace with a store/workshop, all enjoying views over the property's stock-fenced paddocks. The remaining acreage houses further outbuildings including an animal shelter and a two-storey barn with two link-attached stables, a tack room and hardstanding, overlooking an all-weather manège. In all the plot extends to 6.4 acres.

## Location

Slinfold village has amenities including a church, village shop, public house, primary and pre-schools and Slinfold Golf and Country Club.

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 (2.9 miles) and Horsham (4.5 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 0.8 miles
- Horsham 3.7 miles
- London Gatwick Airport 16.8 miles
- Guildford 19.1 miles

## Nearby Stations

- Christ's Hospital
- Horsham

## Key Locations

- Slinfold Golf and Country Club
- Leonardslee Lakes and Gardens
- South Lodge Spa
- Nymans Gardens
- Amberley Castle
- South Downs Link

## Nearby Schools

- Christ's Hospital
- Farlington
- Pennthorpe
- Cottesmore
- Cranleigh
- Millais 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 3,380 sq ft (314 sq m)

Carport internal area 561 sq ft (52 sq m)

Outbuildings internal area 2,332 sq ft (217 sq m)

The Granary internal area 422 sq ft (39 sq m)

Total internal area 6,695 sq ft (622 sq m)

For identification purposes only.

## Directions

RH13 OQS

what3words: ///selection.snooping.gifts

## General

Local Authority: Horsham District Council

tel: 01403 215100

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

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

Council Tax: Band H

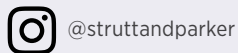
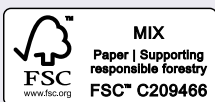
EPC Rating: TBC

## Guildford

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