



Oaklands

Spring Road, Slinfold, West Sussex



BNP PARIBAS GROUP

A four bedroom family home with one bedroom annexe and 0.8 acre grounds in a beautiful West Sussex village setting

A detached property sensitively combining quality fixtures and fittings, elegant décor and period features. It is located in a desirable no through road on the fringes of a sought-after village, near to local and town centre amenities and a station with journey times to central London of around an hour.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



0.8 ACRES



FREEHOLD



EDGE OF VILLAGE LOCATION



3,310 SQ FT



**GUIDE PRICE
£1,750,000**



The property

Oaklands is a handsome double-fronted period family home offering 3,310 sq ft of light-filled accommodation arranged over three floors. Configured to provide a practical and cohesive living and entertaining environment, the property sensitively combines elegant décor and modern amenities including contemporary sanitaryware with features including sash and casement glazing, generously-proportioned rooms, high ceilings and original fireplaces.

The accommodation flows from a welcoming tiled-floored reception hall with useful storage, a cloakroom and stairs to the first floor. It comprises a snug/family room/study and drawing and family rooms, both with large bay windows and fireplaces, the latter with a woodburner and the former with parquet flooring and French doors to the garden. The parquet-floored kitchen/breakfast/dining room has a range of wall and base units including a breakfast bar and modern integrated appliances. It opens on one side into a breakfast/dining area with space for a

sizeable table and on the other into a vaulted orangery area with French doors to the terrace and access to a side hall with doors to a fitted utility room and the driveway.

On the first floor the property provides a bay-windowed principal bedroom with a fitted dressing room and en suite bathroom with freestanding bath and separate shower, also accessible from the landing, together with two further double bedrooms and a family shower room. A separate staircase rises to the vaulted second floor which houses a games room with eaves storage and a door to the property's remaining wood-lined double bedroom.



Outside

The property is approached over a gravelled driveway providing private parking and giving access to a detached double garage. A door adjacent to the garage gives access to the self-contained annexe. It provides an entrance hall, shower room and sitting room, opening on one side into a double bedroom and on the other into a fitted kitchen with a door to the neighbouring utility room in the main house. The sitting room and bedroom both benefit from patio doors to the rear garden. The well-maintained South-facing rear garden mainly laid to level lawn, bordered by mature planting, hedging and trees. It features a summer house, vegetable garden with greenhouse, and a generous paved terrace — ideal for entertaining and al fresco dining.

Location

The sought-after village of Slinfold has day-to-day amenities including a church, village shop, pub, golf and country club and primary and pre-schooling. The market town of Horsham offers comprehensive independent and national shopping, including 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. Transportation links are excellent: Christ's Hospital and Horsham 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

- Horsham 4.9 miles
- London Gatwick Airport 18 miles
- Guildford 17.4 miles

Nearby Stations

- Christ's Hospital
- Horsham
- Billingshurst

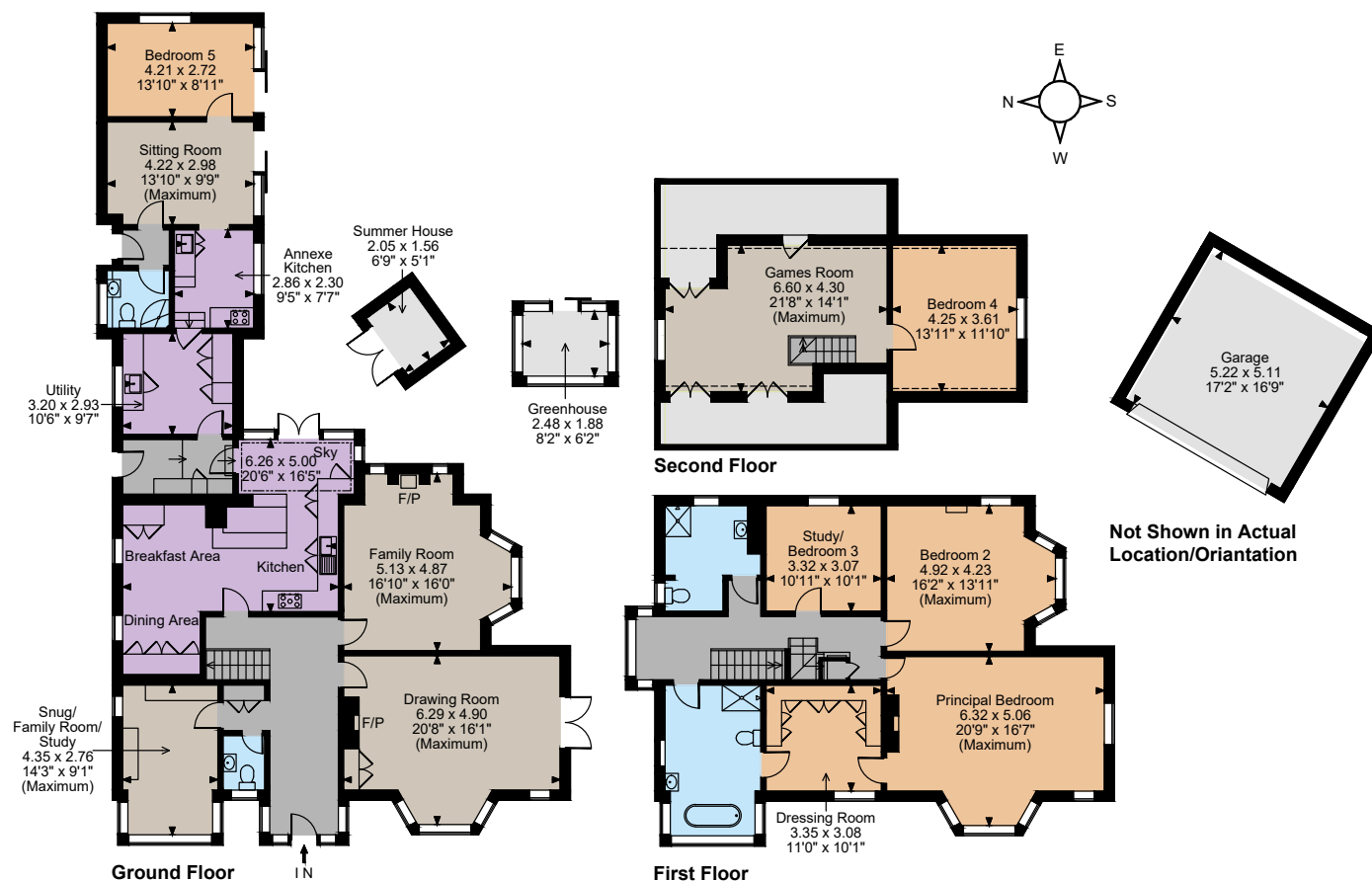
Key Locations

- Warnham Local Nature Reserve
- Southwater Country Park
- Leonardslee Lakes and Gardens
- Slinfold Golf and Country Club
- Arundel Castle

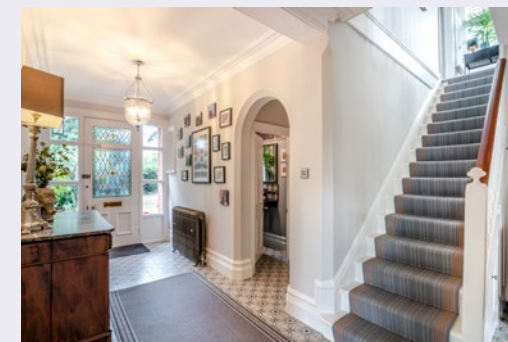
Nearby Schools

- Slinfold Primary School
- Christ's Hospital
- Farlington School
- Pennthorpe
- Cottesmore





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 3,310 sq ft (308 sq m)
Garage internal area 287 sq ft (27 Sq M)
Outbuilding internal area 84 sq ft (8 Sq M)
Total internal area 3681 sq ft (343 Sq M)

Directions

RH13 ORT

what3words: ///wildfires.shameless.honest

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity, drainage, under floor heating to kitchen and hall and oil fired heating.

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

Council Tax: Band H

EPC Rating: E

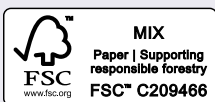
Guildford

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