



Magpies, Stane Street, Slinfold, Horsham
West Sussex

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Magpies Stane Street, Slinfold, Horsham, West Sussex RH13 0QX

A characterful detached house, with an unexpected gem at its centre, set in a beautifully landscaped garden

Horsham & mainline station 5 miles (London Victoria from 53 minutes), Gatwick 19.5 miles, Central London 43 miles

Reception room | Sitting room | Kitchen/ breakfast room | Utility/gym | Cloakroom
5 Bedrooms, all en suite | Balcony | Outbuildings
Garden and grounds extending to 0.782 acre
Outdoor pool | EPC rating E

The property

At its heart, Magpies showcases the stunning retained features of its 18th century barn, around which the extended house has been sympathetically designed to provide an abundant, versatile family home. Decorative double doors at the entrance open into a light-filled reception room with fireplace focal point and beyond this, the centrepiece of this property is revealed. Open to its historic roof rafters and showcasing ancient exposed timbers, the sitting room offers an impressive setting to sit and enjoy the warming ambience of the wood-burning stove whilst also providing space for dining with an outlook to a garden terrace. The adjacent farmhouse-style kitchen/ breakfast room is fitted with contemporary cabinetry topped by granite worksurfaces and features an island unit within its design. The roomy, galleried landing offers breathtaking views to the floor below and provides an area to lounge with access out to a sunny, south-facing balcony. A walkway gives access to two first floor stylish en suite bedrooms. Three further well-appointed en suite bedrooms are situated

on the ground floor where there is also access to a large utility room which doubles as a gym. The various outbuildings offer options for supplemental accommodation and are currently presented as a games room with adjoining shower room; a home office; a large workshop or studio space, along with storage buildings and garaging.

Outside

The delightful, well-maintained gardens at Magpies have been skilfully designed to create a picturesque outdoor sanctuary. Colourful shrubs and flowering perennial plants have been selected to form pleasing displays which are complemented by ornamental and fruit-bearing trees set within swathes of lawn. A series of outdoor 'rooms' are crafted by wall enclosures adding interest on a journey through the garden, where features include a courtyard with brick-built oven and an outdoor pool setting with a paved surround providing an area for lounging. Beyond the boundaries, the open countryside offers far reaching views and there is ample parking on areas of hardstanding, as well as under the cover of carports.

Location

The property is situated on the westerly 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. 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 and Penntorpe Preparatory School.













Floorplans

Magpies Stane Street, Slinfold

Main House Including Garage internal area 4060 sq ft (377 sq m)

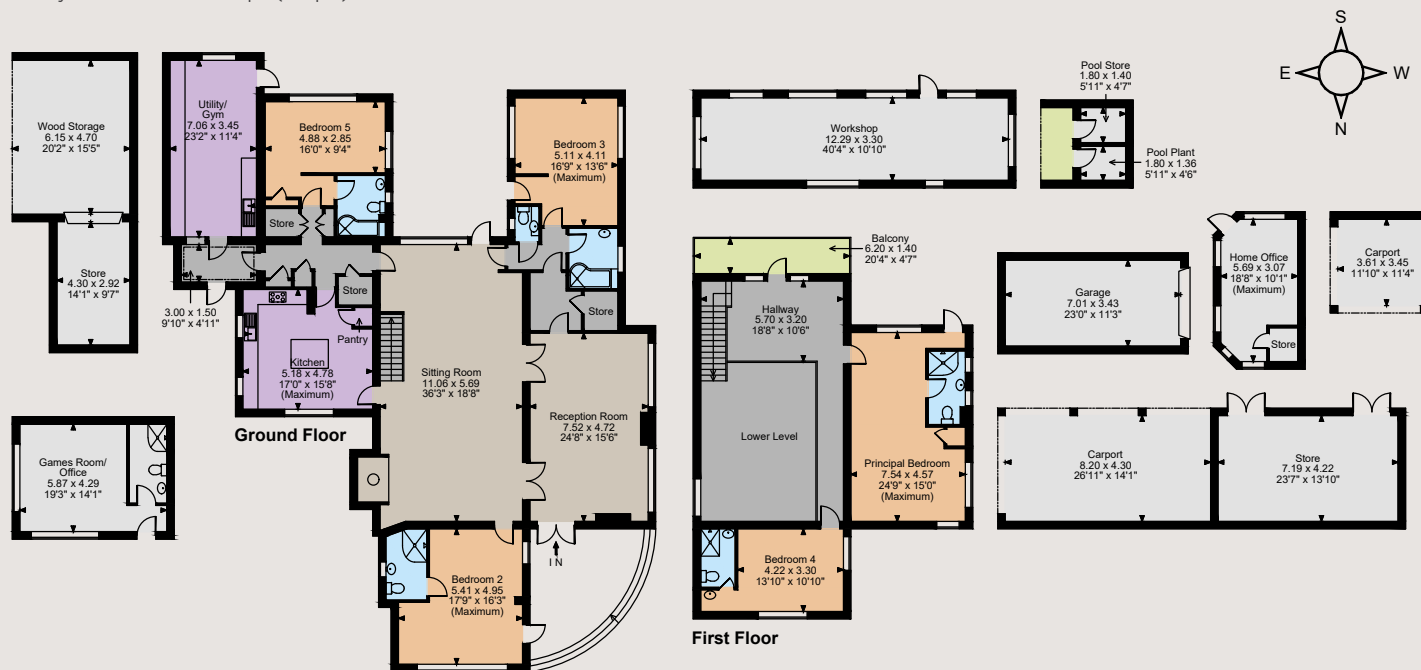
Carports internal area 506 sq ft (47 sq m)

Stores & Pool Plant internal area 859 sq ft (80 sq m)

Games Room & Home Office internal area 453 sq ft (42 sq m)

Workshop internal area 437 sq ft (41 sq m)

Balcony external area = 93 sq ft (9 sq m)



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

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Directions

From the A272 at Billingshurst, at the roundabout take the exit at the sign-post for A29/Horsham. Follow the road for approximately 3.5 miles where the property will be found on the left-hand side.

General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains water, electricity and drainage. (shared pump system, full details to be provided on request)

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £1,500,000

The property is currently run as a successful B&B enterprise.

Horsham

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