



Mulberry Place, Stane Street, Slinfold, Horsham
West Sussex

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Mulberry Place

Stane Street, Slinfold, Horsham, West Sussex RH13 0QY

A fine country house in elevated location with detached annexe and a stunning indoor pool

Horsham 5.4 miles, Crawley 12.8 miles, Guildford 16.0 miles, London Gatwick Airport 20.0 miles

Reception hall | Drawing room | Sitting room/ study | Family room | Dining room | Kitchen/ breakfast room | Utility | Cloakroom | WC
Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms | 2 Shower rooms | Indoor swimming pool | 2 Bedroom barn | Stables | Garage | Tractor shed | Garden and grounds extending to 13 acres | EPC ratings: Main house – E, Barn – D

The property

Mulberry Place is a magnificent country property with beautiful accommodation that extends to more than 5,000 square feet and far reaching views over the surrounding countryside. The house features five bedrooms, generous reception rooms and a luxury indoor swimming pool, while the detached barn offers a further two bedrooms. The main house has a large and welcoming reception hall with double doors leading to the well-presented, dual aspect drawing room with its woodburning stove. There is also a comfortable sitting room or study and an open-plan, split level family room and dining room, with a stunning vaulted ceiling, exposed timber beams, double-height arched window, log burner and French doors opening onto the garden. The kitchen and breakfast room has plenty of storage in fitted units, a large central island and a range cooker. Double doors from the kitchen lead to the indoor swimming pool,

which has southwest-facing sliding doors opening onto the garden. Upstairs there are five beautifully appointed double bedrooms, including the luxury principal bedroom with its bespoke built-in wardrobes, dressing room and en suite bathroom. The first floor also has two shower rooms. The detached barn provides a further 2,300 square feet of accommodation and could be used for guests, family members or entertaining. It has an impressive open-plan ground-floor living space with timber beams and exposed brickwork. There is a fully equipped kitchen, a grand fireplace and space for a dining table and seating area. Upstairs there is a spacious galleried landing, which could be used as a further reception room, as well as two double bedrooms, one of which is en suite.

Outside

The house and barn are set in extensive gardens and grounds, which include rolling lawns, meadows and wooded areas. A long, tree lined driveway provides access and leads to a gravel parking area at the front of the house, as well as the detached double garage and tractor shed. There is also a stables block, providing the opportunity to keep horses on the premises. There are paved pathways and terracing surrounding the house, with a further large patio in front of the barn, providing space for al fresco dining, while the gardens include well-maintained lawns, a peaceful pond, wooded areas, a timber deck and far-reaching views across the surrounding countryside. To the north of the house there is a large grassy field, which is ideal for horses or grazing livestock. In all the grounds extend to 13 acres.

Location

The property occupies a rural position, a mile outside the sought-after West Sussex village of Slinfold, with its popular village shop, church, public house and primary and pre-schools. The historic market town of Horsham is close by and offers a more comprehensive range of facilities, including Swan Walk shopping centre.













Floorplans

Mulberry Place, Stane Street, Slinfold, West Sussex

Main House internal area 5,107 sq ft (475 sq m)

Garage internal area 462 sq ft (43 sq m)

Barn internal area 2,316 sq ft (215 sq m)

Tractor Shed & Stables internal area 922 sq ft (86 sq m)

Total internal area 8,807 sq ft (818 sq m)

For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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The Carfax, with its cobbled streets and varied restaurant quarter; 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 Motorway Network. The area also boasts a number of highly regarded schools for all ages, such as Cottesmore, Penntorpe, Farlington, Christ's Hospital, Cranleigh and Millais

Directions

From Guildford, take the A281 south away from the town centre and continue on the A281 for 15 miles before taking the second exit at the roundabout onto Stane Street. After 0.6 miles, take the entrance on your left and the entrance to Mulberry Place will be on the left.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity and private drainage (full details to be provided on request)
7 zone heating areas

Council Tax: The property is in Tax Band H

Tenure: Freehold

Guide Price: £3,250,000

Horsham

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