



A fine period home in the popular village of Slinfold

Boyne House, Hayes Lane, Slinfold, West Sussex, RH13 0SQ

Freehold

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5 bedrooms • 2 bathrooms • Kitchen/breakfast room
• Living room • Dining room • Family room • Study
• Utility room • Garage and driveway • Garden

Description

Boyne House is a charming detached character home, dating originally from the 1920s but having been recently enhanced by the current owner. Improvements include refurbished sash windows with bespoke contemporary shutters.

The property is approached via electric wrought iron gates which lead onto a shingle driveway with parking for several cars. Ground floor accommodation comprises a recently refurbished kitchen with integrated appliances, island with breakfast bar, pantry and bifold doors out on to the rear terrace. There is an adjoining utility room with door to the side. An elegant dining room has a cast iron fireplace with bay window to the front. There are further reception rooms, including a family room and a sitting room with French doors to the rear garden, and a study. The first floor accommodation is made up of five bedrooms and two bathrooms, along with a large landing / storage room.

Externally, the rear garden is predominantly west facing and is mainly laid to lawn with a sun terrace to the immediate rear of the house. Complimented by mature trees and access either side to the front driveway, the gardens are a delightful feature of the property.

Location

Slinfold village has a Church, shop, cricket, tennis and football clubs, pub and local Primary School and is a short drive to Horsham town with its mainline train station. Slinfold Golf and Country Club is nearby with golf and gym facilities. There are some excellent walks nearby including the South Downs Link route.

Horsham has an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





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Approximate Area 207.3 sq m / 2231 sq ft

Garage 11.5 sq m / 124 sq ft

Total 218.8 sq m / 2355 sq ft

Including Limited Use Area (7.6 sq m / 82 sq ft)

Kristin Gjetnes

Savills Petworth

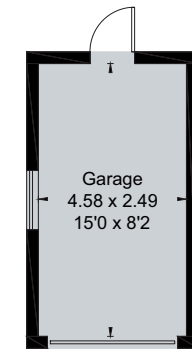
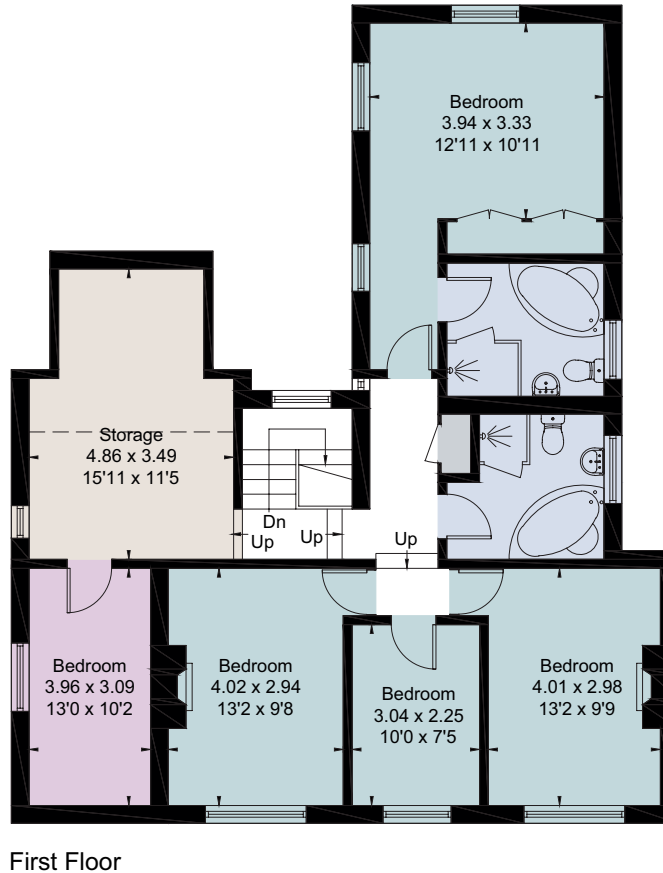
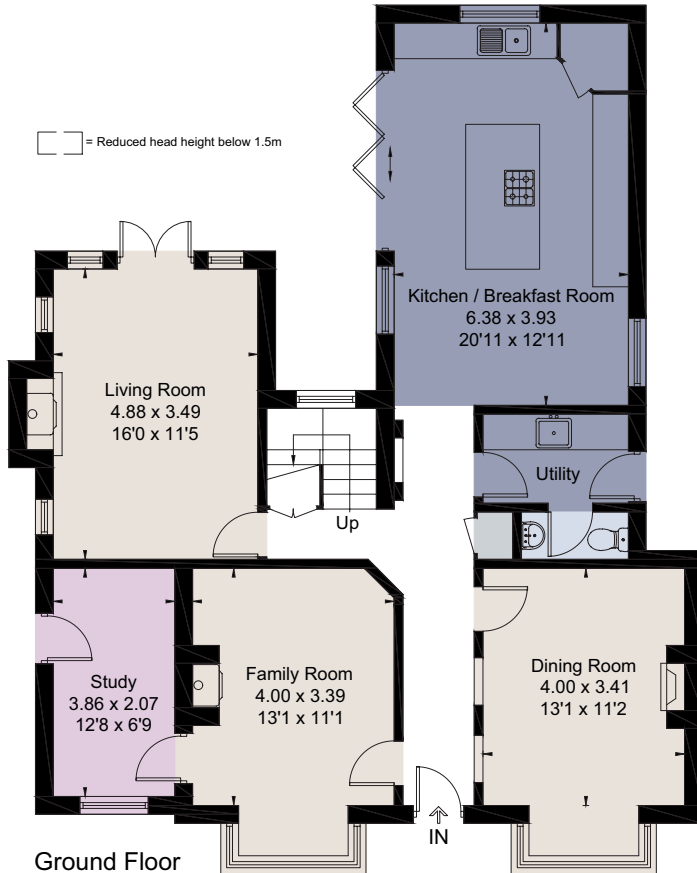
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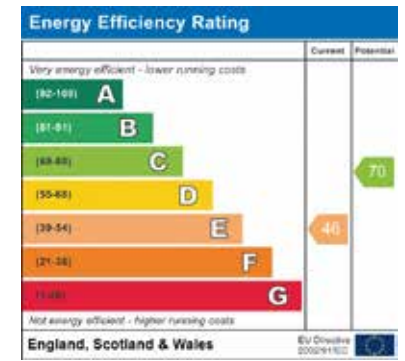


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(Not Shown In Actual Location / Orientation)



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