



Delightful family home in semi rural setting

Spinney, Furze View, Slinfold, West Sussex RH13 0RH

Freehold



4 bedrooms • 3 bathrooms (one en suite) • Sitting room
• Study • Kitchen/Dining room • Utility • Garage and
driveway • Mature gardens

Description

This spacious 4 bedroom house offers well-arranged accommodation, ideal for families looking for a semi-rural yet accessible location.

From the entrance hall, doors lead to a versatile reception currently used as a study and a west facing well appointed sitting room with a brick fireplace with inset woodburning stove. Double doors open into the fitted kitchen with an Esse cast iron range cooker and a dining area. There is the benefit of a separate utility room for appliances. From both the utility and the dining area are doors on to the rear garden.

A turning staircase gives access to the first floor with all rooms leading from a light and spacious landing. The principal bedroom is a good sized dual aspect room with fitted wardrobes and offers an en suite shower room. The three other bedrooms are good sized and are served by a family bathroom.

Outside the property is approached from a lane and a driveway provides parking in addition to the garage. There is an area of lawn and a pleasing westerly aspect over adjoining farmland. Of particular note is the lovely rear garden, well stocked providing colour throughout the year, with a raised terrace for al fresco dining and entertaining and for enjoying the open skies and sunrises.

Location

The nearby village of Slinfold 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 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

Services
Mains water and electricity. Oil fired central heating and private drainage (biogas digester).

Council Tax
Horsham District Council, Council tax band, F.

Agents Note
We wish to inform prospective purchasers of this property that the seller is related to an employee of Savills.

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 152.8 sq m / 1645 sq ft

Garage 32.8 sq m / 353 sq ft

Total 185.6 sq m / 1998 sq ft

Including Limited Use Area (6.1 sq m / 66 sq ft)



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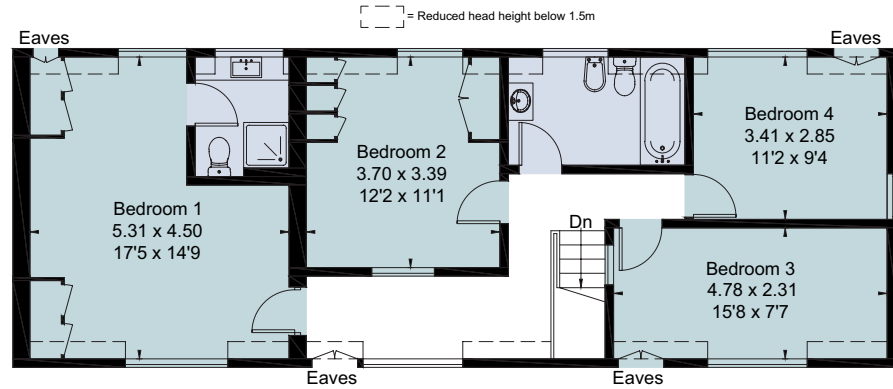
savills.co.uk

Alex Gilson

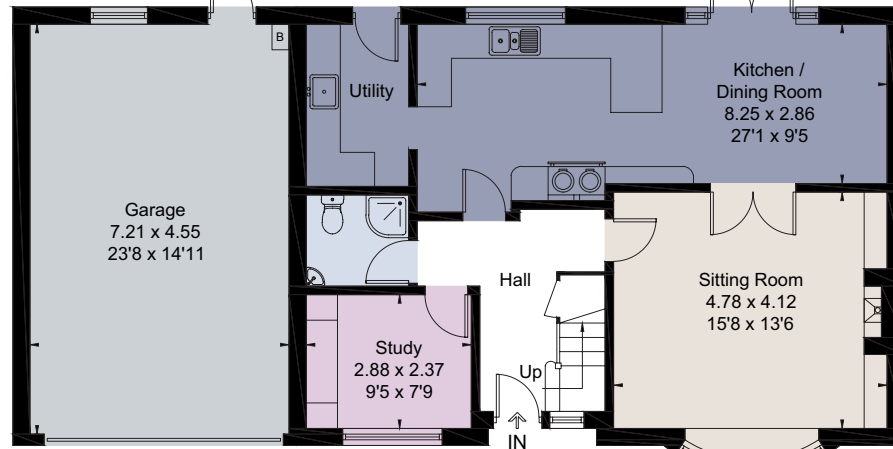
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First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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