

Gate Lodge Stane Street, Slinfold

Guide Price **£1,000,000**

Henry Adams
estate agents

Gate Lodge Stane Street

Slinfold, Horsham

This impressive six-bedroom, three-bathroom detached period home occupies an enviable position within an exclusive gated development in the highly sought-after village of Slinfold.

The ground floor is particularly well designed, offering a spacious and welcoming entrance hallway which leads through to the principal living accommodation. The living room features an attractive working fireplace, creating a wonderful focal point, with a dedicated dining area positioned to the rear and doors opening directly onto the garden. A separate, well-proportioned study provides an ideal space for home working. The kitchen/dining room is bright and airy, offering ample space for everyday family life and entertaining, with a pleasant outlook to the garden.

On the opposite side of the property is a particularly useful additional living arrangement, comprising a utility room with kitchenette, a generous family room and a ground floor shower room. This area offers excellent flexibility and could readily lend itself to use as a self-contained annexe for a dependent relative or family member, providing a degree of independence and privacy.

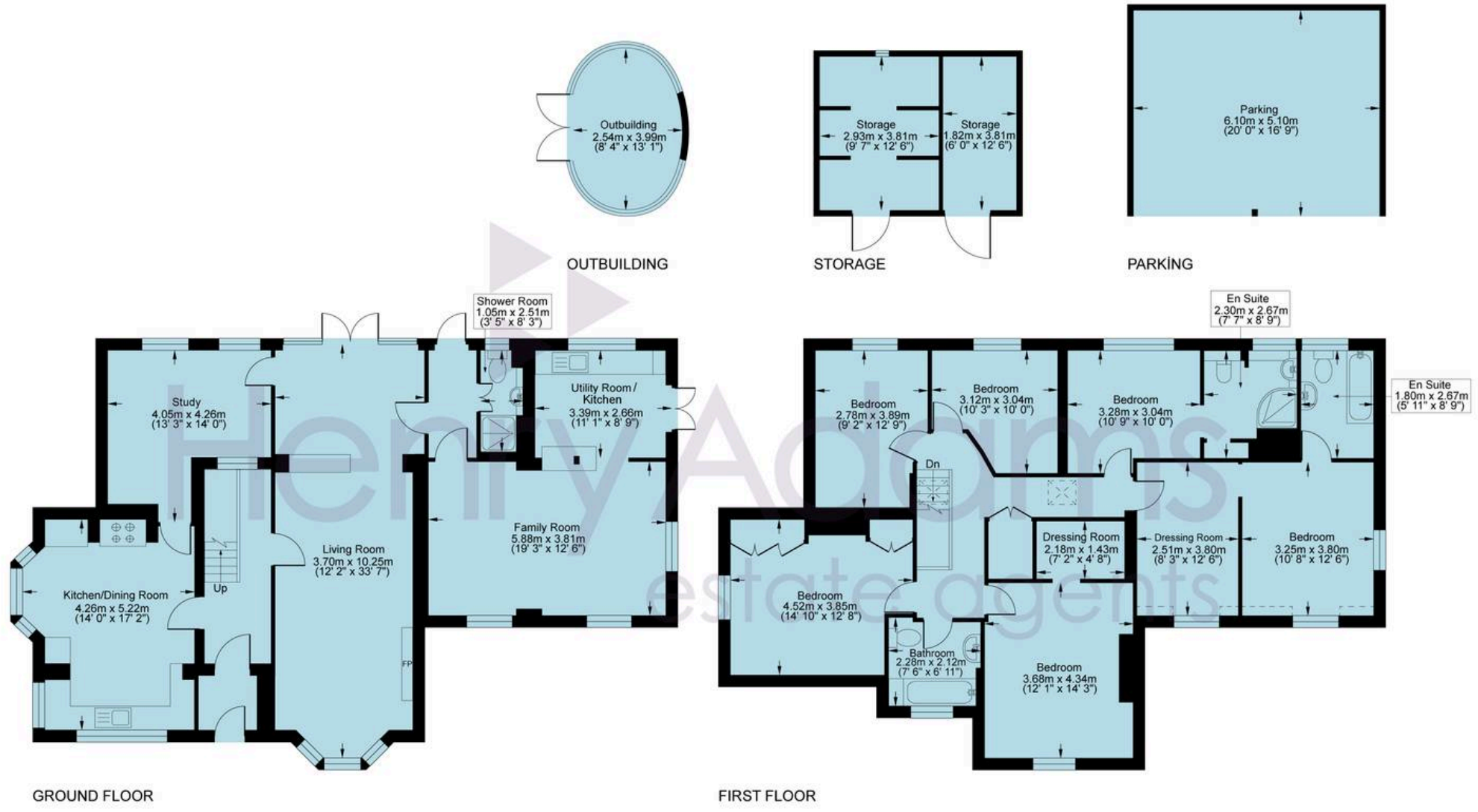
The first floor provides six well-proportioned bedrooms, offering excellent accommodation for a growing family or visiting guests. The principal bedroom benefits from a spacious dressing room and ensuite , while a second bedroom also enjoys its own en-suite, providing additional comfort and privacy. A further family bathroom serves the remaining bedrooms.











Stane Street

Approximate Internal Area = 2618.64 sq ft / 243.28 sq m
Parking = 335.08 sq ft / 31.13 sq m
Outbuilding = 88.80 sq ft / 8.25 sq m
Storage = 200.10 sq ft / 18.59 sq m
Total = 3242.62 sq ft / 301.25 sq m

For identification only - not to scale

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Externally, the property enjoys a beautifully maintained mature garden, providing a peaceful and private retreat with established planting and well-tended lawns. A selection of garden outbuildings (with power and electricity) offers a range of potential uses, including storage, hobbies or home gym facilities. A double Oak clad car port provides covered parking, while the secure gated entrance further enhances the property's sense of privacy and exclusivity.

The garden offers an ideal setting for outdoor entertaining, alfresco dining and family gatherings, whilst providing ample space for children to play and gardening enthusiasts to enjoy.

Situated within the heart of Slinfold, the property benefits from the charm and tranquillity of village life, whilst remaining conveniently placed for local amenities and transport connections. This is a wonderful opportunity to acquire a substantial and characterful family home, offering exceptional flexibility and versatility in a highly desirable village setting.

Slinfold is a picturesque village and civil parish in West Sussex, within the Horsham District. It lies just west of Horsham, close to the A29, and has a distinctly rural character despite being close to the town.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D









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