



**Beckfoot, Hayes Lane, Slinfold, RH13 0SQ**

Guide Price **£925,000 – £950,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 5 double sized bedrooms with fitted storage
- 2 reception rooms
- 3 storey detached house built in 2002 and enlarged in 2011
- Principal bedroom with en suite
- Refitted kitchen and skilfully designed bath/shower room
- 140' west facing garden with studio/workshop
- No onward chain
- Driveway for 5 vehicles and garage store
- Close to Downs Link, schools, shopping facilities and transport links

A beautifully presented and well located 5 double bedroom, 2 reception room, 3 storey detached house, built in 2002 with en suite, driveway for 5 vehicles, 140' west facing garden and no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





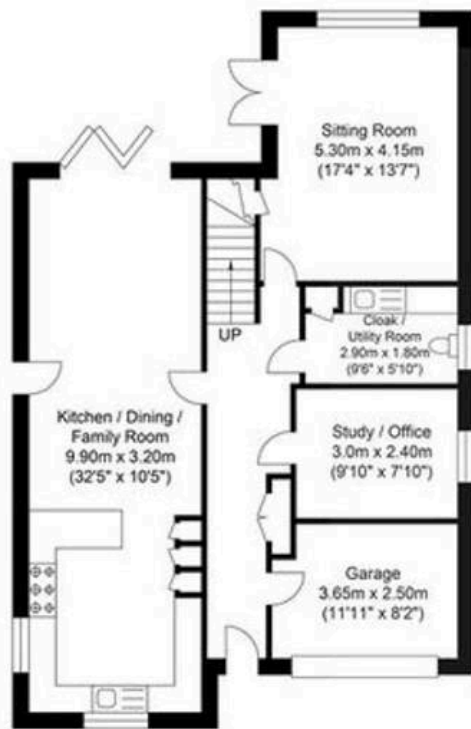
A beautifully presented and well located 5 double bedroom, 2 reception room, 3 storey detached house, built in 2002 with en suite, driveway for 5 vehicles, 140' west facing garden and no onward chain. The property is situated in this ever so popular village, within a short walk of the Downs Link and within striking distance of excellent schools, shopping facilities and Horsham town centre. The accommodation comprises: entrance hallway with access into the garage store, cloak/utility room with space for washing machine and dryer, study/office and well proportioned sitting room with under stairs storage, gas fire and French doors onto the garden. The 32'5 x 10'5 kitchen/dining/family room has been refitted with an attractive range of gloss units, composite work surfaces, boiling/filtered water tap, free-standing Rangemaster and integrated appliances that include fridge and dishwasher and bi-folding doors onto the entertaining area. On the first floor there is a principal bedroom with fitted wardrobes, pleasant outlook and en suite bath/shower room. There are 2 further double bedrooms with fitted wardrobes and luxuriously re-modelled bath/shower room. On the second floor there are an additional 2 double sized bedrooms with fitted wardrobes and storage into the eaves. Benefits include double glazed windows, new carpeting and gas fired central heating to radiators (boiler located in the garage store). A gated driveway provides parking for comfortably 5 vehicles, leading to the garage store with power, ample storage and opportunity to incorporate the study/office if a full length garage is required. The 140' x 40' (0.19 acres) west facing garden is predominantly lawned with substantial paved patio, well established borders, vegetable plot, fruit trees and side access. A 11'5 x 9'10 studio with power and attached workshop offers great potential to create an office or children's playroom.



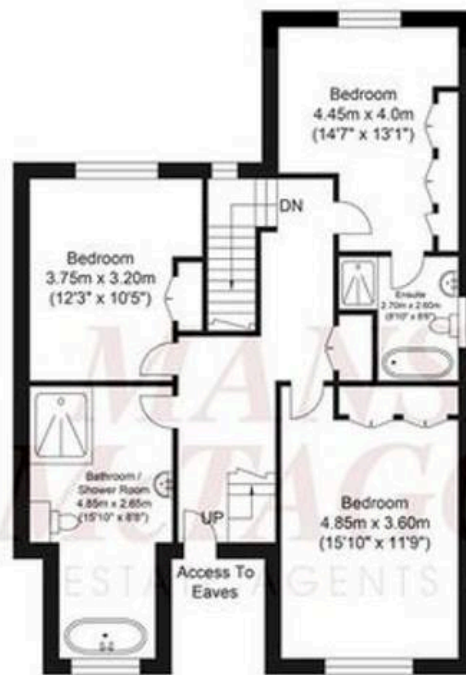
The charming, sought-after village of Slinfold is situated west of Horsham. St. Peter's Church of England shines over the community facilities of a convenient village store steeped in history, Post Office, village hall, family-friendly public house, and first-rate Church of England pre and primary school. Local team sports bring the village together with Tennis, Football and Cricket clubs. The local area offers some beautiful country walks. Slinfold Golf and Country Club offers stylish and luxury facilities amongst the surrounding landscape, a spa retreat for beauty, sport, health and fitness. Horsham train station is within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers can be found in the convenient Swan Walk centre. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The nearby Downs Link offers inviting opportunities for scenic family walks, riders and keen cyclists.



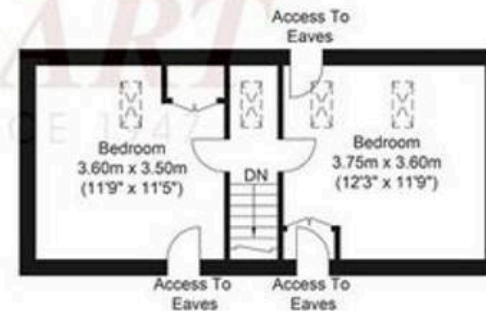




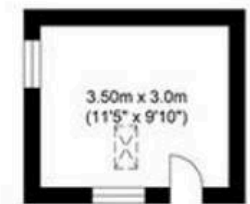
Ground Floor  
Approximate Floor Area  
897.06 sq ft  
(83.34 sq m)



First Floor  
Approximate Floor Area  
796.09 sq ft  
(73.96 sq m)



Second Floor  
Approximate Floor Area  
323.13 sq ft  
(30.02 sq m)



Outbuilding  
Approximate Floor Area  
113.02 sq ft  
(10.50 sq m)



Approximate Gross Internal Area (Including Garage / Excluding Outbuilding) = 187.32 sq m / 2016.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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