



**10 Six Acres, Slinfold, RH13 0TH**

In Excess of **£850,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 5 great sized bedrooms
- 3 reception rooms
- Detached house of 2,241 sq ft built in 2002
- 3 bath/shower rooms (2 en suite)
- No onward chain
- Driveway for 2 vehicles and double garage with power
- Private garden
- Fantastic village location close to schools, walks, transport links and Horsham town centre

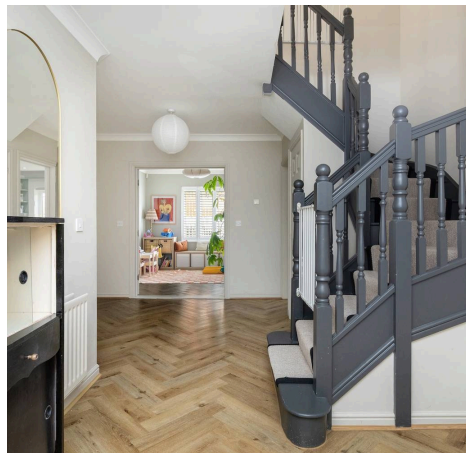
A superb 5 bedroom, 3 reception room detached house of 2,241 sq ft, built in 2002 with 3 bath/shower rooms, driveway for 2 vehicles, double garage, private garden and no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







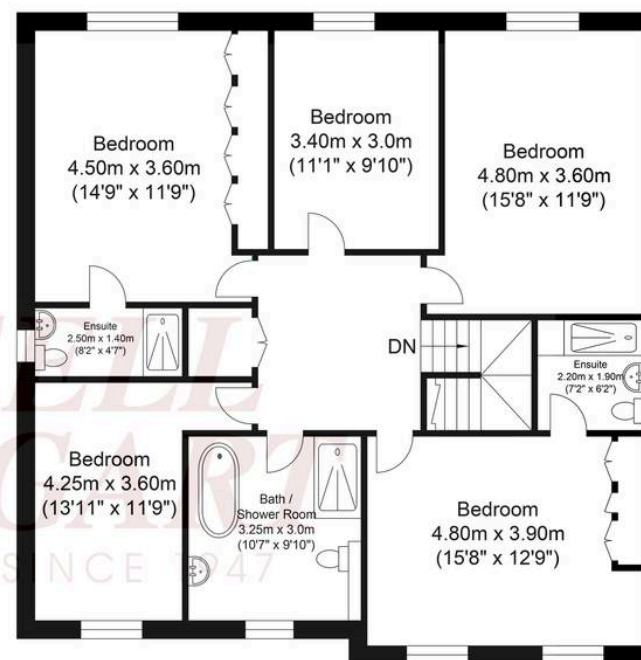
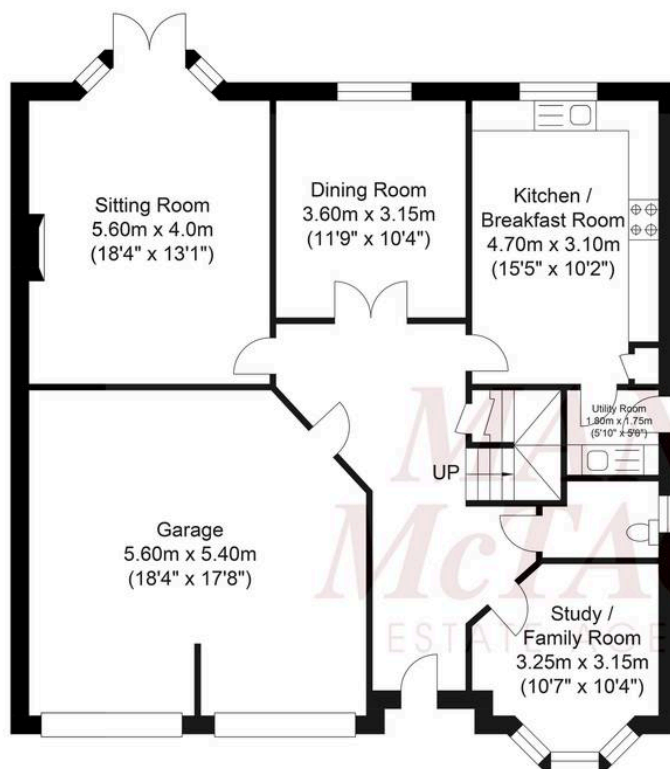
A superb 5 bedroom, 3 reception room detached house of 2,241 sq ft, built in 2002 with 3 bath/shower rooms, driveway for 2 vehicles, double garage, private garden and no onward chain. The property is situated in this ever so popular village, close to the Downs Link, excellent schools, major transport links and Horsham town centre. The accommodation comprises: spacious entrance hallway with storage and door into the integral double garage, cloakroom, bay fronted study/family room and well proportioned sitting room with gas fire and French doors onto the garden. Off the entrance hallway there is access into dining room and kitchen/breakfast room which is fitted with an attractive range of units and integrated appliances. A door leads into the utility room which provides side access. There is an opportunity to incorporate the kitchen and dining room, if required. On the first floor there is a airing cupboard and hatch into a part boarded loft which lends itself for conversion. There are 2 great sized bedrooms with fitted wardrobes and en suite shower rooms. The 3 remaining bedrooms are well proportioned and the family bath/shower room completes the first floor accommodation. Benefits include new flooring, re-decorated, double glazed windows, bespoke shutters and gas fired central heating (boiler located in the utility room). A driveway provides parking for 2 vehicles and this could be widened to create 2 further spaces. The driveway leads into the integral double garage with power and ample storage. The 46' x 36' (maximum measurement) rear garden is predominantly lawned with decked seating area and side access.



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  
1157.22 sq ft  
(107.51 sq m)

First Floor  
Approximate Floor Area  
1084.03 sq ft  
(100.71 sq m)

Approximate Gross Internal Area (Including Garage) = 208.22 sq m / 2241.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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