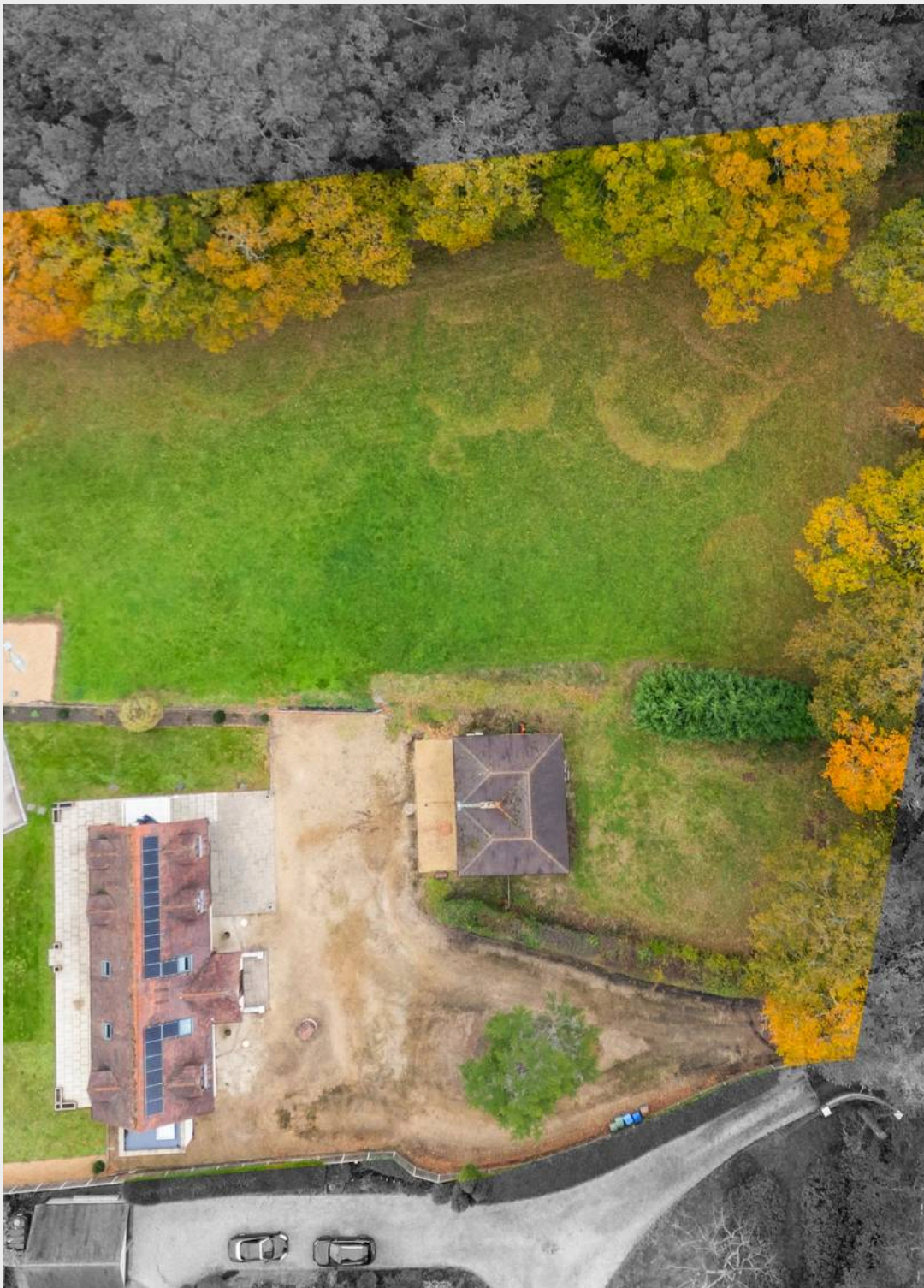




Twilight, Five Oaks Road, Slinfold, RH13 0RL

Guide Price £1,000,000 – £1,100,000



An exceptionally versatile and spacious 4 bedroom detached house of 2,949 sq ft with optional downstairs bedroom suite, large driveway, garaging, occupying a hugely private and secure 1.40 acre plot and offered to the market with no onward chain. The property offers some fantastic country views and is situated in a prime location, within striking distance of highly regarded schools, major transport links, shopping facilities and beautiful country walks. The accommodation comprises: impressive glazed entrance porch which flows into a spectacular 24'9 × 24'9 vaulted sitting room with bespoke Walnut book/display cabinet, feature fire and 2 sets of sliding doors onto the garden. Doors lead into a family room/bedroom with French doors on the large patio and recently re-modelled en suite wet room with bathing and showering option. A dressing room with fitted wardrobes also provides access into the plant room and airing cupboard. A pair of doors lead into the great sized 24'9 × 24'9 kitchen/dining room with tiled floor, doors to front and rear is fitted with an attractive range of units, and integrated appliances that include oven, hob, extractor, fridge/freezer and dishwasher. A cloakroom and separate utility room with sliding doors and door to side provides space for domestic appliances. The Oak staircase leads to the impressive mezzanine landing with 4 sets of black-out Velux windows (2 remote control operated) overlooks the sitting room and provides eaves storage. To one wing is a super sized double aspect principal bedroom (formerly 2 separate rooms) is equipped with fitted wardrobes and AC unit. An inner hallway leads into the optional bedroom/study/cot room and well proportioned bath/shower room. A door provides instant access to the balcony which enjoys some fine views over the adjoining garden and farmland to the front. To the opposite flank there are 2 good sized double bedrooms (one with fitted storage) and modern family bathroom. Benefits include double glazed windows, oil fired central heating to radiators to first floor accommodation (boiler located in the utility room and serviced by an 1800 litre tank), under floor heating to the ground floor, megaflo water system and solar panels which feed into the grid and provides an income. The property is approached via a set of remote controlled security gates, leading to the driveway with feature well and lighting and provides ample parking for multiple vehicles. The 25'3 × 15'8 and 25'3 × 15'5 (795 sq ft) garaging with power and electric up and over door has great potential to convert into an annex, office or gym. The 1.40 acre plot is a particular feature and offers an excellent degree of privacy. The (0.54 acre to include driveway) formal garden is lawned with stocked border and newly laid and expansive paved patio. A 0.86 acre lawned paddock with established perimeter to 2 sides lends itself for a swimming pool, tennis court or even a pony. There is great potential to separate this from the main house and build a number of houses subject to planning permission.

An exceptionally versatile and spacious 4 bedroom detached house of 2,949 sq ft with optional downstairs bedroom suite, large driveway, garaging, occupying a hugely private and secure 1.40 acre plot and offered to the market with no onward chain.

Council Tax band: G

Tenure: Freehold

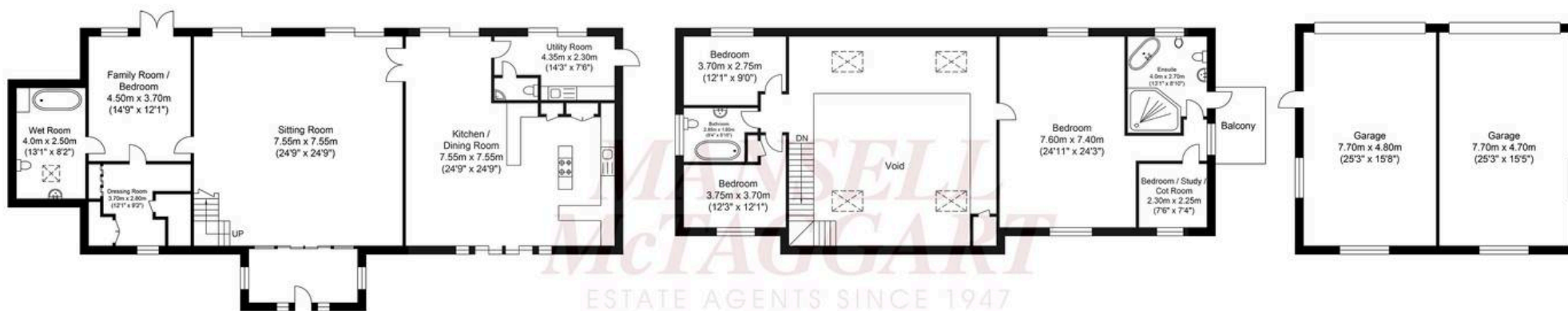
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 4/5 bedrooms with optional downstairs bedroom suite
- Flexible and spacious detached house of 2,949 sq ft
- Impressive principal bedroom suite and vaulted sitting room
- Large driveway and garaging with potential
- 1.40 acre plot providing a secure environment and option to build upon
- No onward chain
- Prime position within easy reach of schooling, transport links, walks and shopping facilities
- Well proportioned kitchen/dining room and utility
- Solar panels commanding an income from the grid







Ground Floor
Approximate Floor Area
1742.78 sq ft
(161.91 sq m)

First Floor
Approximate Floor Area
1454.63 sq ft
(135.14 sq m)

Garage
Approximate Floor Area
795.66 sq ft
(73.92 sq m)



Approximate Gross Internal Area (Excluding Garage) = 297.05 sq m / 3197.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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