



A CHARMING GRADE II LISTED GEORGIAN HOUSE IN
THE HEART OF THE VILLAGE

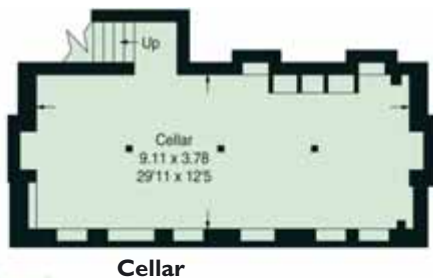
HOLDENS THE STREET, SLINFOLD WEST SUSSEX RH13 0RR

Reception Hall Sitting Room Drawing Room Dining Room
Breakfast Room/Conservatory Kitchen With Mezzanine Study
Utility Room Guest Cloakroom Cellar
Main Bedroom Suite 4 Further Double Bedrooms
Family Bathroom Garage Garden Stores
Beautifully Established Partly Walled Gardens





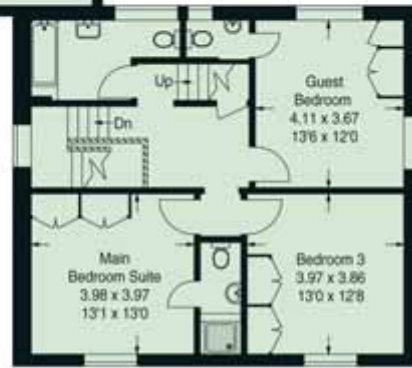
Ground Floor



Cellar



Second Floor



First Floor

Approximate Gross Internal Area:
298 sq m / 3208 sq ft
(Including Garage,
Excluding Ceiling Void)

SITUATION

Holdens is situated in the very heart of the picturesque village of Slinfold, with its primary school, church, Post Office/Store and public house all within easy walking distance. Horsham is some 4 miles away and offers extensive shopping and recreational facilities and a mainline rail service to London/Victoria (approx 60 mins) with connecting services to London Bridge and Waterloo. Guildford, approx 15 miles away, offers a further range of shops as well as a mainline rail service to Waterloo. The main road and motorway networks are within easy reach, with the A24 giving access to M23, M25, Gatwick (approx 15 miles) and Heathrow (approx 42 miles) airports and London (approx 40 miles). Leisure facilities abound in the area, with golf, racing, polo and sailing all nearby.

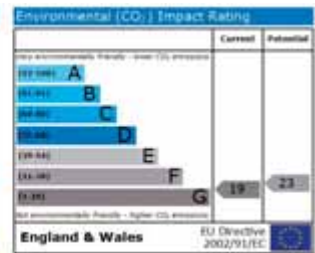
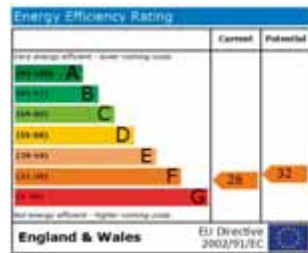
DESCRIPTION

Believed to have been built in the late 1700's to a Georgian design for the Holden family, **Holdens** is the quintessential village house. The attractive mellow brick elevations are adorned with a variety of climbers, relieved by wide windows and sheltered beneath a pitched slate roof.

The house is approached through a wrought iron gate set in an old brick wall, across the wide parking area, to the porticoed porch. Internally, the property boasts a wealth of period charm including a combination of original wooden and Horsham slate floors and feature fireplaces. There are three well appointed main reception rooms to the ground floor, a vaulted kitchen with useful mezzanine study area and a breakfast room/conservatory with double doors opening onto the rear terrace and gardens. There is also a utility room, cloakroom and cellar.

The first floor has a generous main bedroom with en suite shower room, a guest bedroom with an en suite cloakroom, a further double bedroom and a family bathroom. The second floor has a further two double bedrooms, one with washbasin.

Outside and at the back of the house is a stone terrace and a beautifully established garden, partly walled, and planted with an abundance of seasonal perennials, clambering rose and shrubs. The gardens are mainly laid to lawn and well screened providing privacy and seclusion. Stone steps lead past a feature alpine garden to a further area of lawn with a summerhouse and shed, to a picket gate overlooking an area of pasture. To the front of the house is also a single garage. In all the plot extends to approx 0.27 acre.



SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG gas to hob cooker. Broadband access.

LOCAL AUTHORITY

Horsham District Council 01403 215100

FIXTURES AND FITTINGS

Carpets, curtains, light fitting and garden statuary are excluded from the sale, but some items may be made available by separate negotiation.

FREEHOLD FOR SALE

DIRECTIONS

From Cranleigh take the B2128 through Ellens Green to Rudgwick. Pass through the village and at the junction with the A281 turn left towards Horsham. At the first roundabout turn right onto the A29 signposted Billingshurst then after just over a mile turn left signposted Slinfold. Continue through the village. **Holdens** will be found on the right just past the Red Lyon public house.

To View: By appointment with the Agents

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