



Oak Cottage, Stane Street | Slinfold | West Sussex | RH13 0QX





## Oak Cottage, Stane Street

Slinfold | West Sussex | RH13 0QX

A beautifully presented and very attractive Victorian semi-detached country cottage built circa. 1898 with quality extensions having matching brick work and roof tiling. The property is located on the fringes of the sought after village of Slinfold, directly opposite Park Street, which makes the centre of the village very accessible. The property's location is greatly enhanced by its rear aspect having an outlook over neighbouring countryside. There is also a bridleway found very close to the property which makes for superb walks. The owner has looked after the cottage superbly and the time is now right to pass on this wonderful cottage to a new owner for them to enjoy its beautifully presented and designed accommodation, grounds and views. The property benefits from a magnificent large kitchen/family room with re-fitted kitchen, lounge with wood burner and a separate dining area. On the ground floor there is also a utility room and a bedroom with en-suite. The first floor landing gives access to two further bedrooms and a quality family bathroom. The gardens of the cottage are beautifully maintained with a cottage style theme having expanses of lawn, several interspersed shaped flower beds and is enclosed by high hedging and close boarded fencing. Adjacent to the property is a raised decked area with well stocked flower beds. A double opening gate welcomes you to the cottage and a large shingled drive gives plenty of parking with a detached cart barn adjacent.



### Entrance

Front door with double glazed inserts leading to:

### Hall

Turning staircase to first floor, covered night storage heater, understairs cupboard.

### Lounge

A double aspect room with double glazed windows and fitted plantation shutters, centrepiece raised fireplace with timber surround, brick hearth and inset wood burner, covered night storage heater.

### Dining Room

Covered night storage heater, opening through to:

### Magnificent Kitchen/Family Room

This is a quality extension to the original property being constructed with old stock brick work and a pitched roof giving a part vaulted ceiling. Double aspect with double glazed windows and a picture window overlooking neighbouring farmland with plantation shutters. This impressive room has a beautifully fitted kitchen comprising: large quartz work surface with inset sink unit with mixer tap having base cupboards under, integrated dishwasher, integrated 'Bosch' ceramic hob with extractor over and cupboards and drawers beneath, cooker unit housing oven and microwave with storage above

and below, integrated fridge/freezer, high level unit, peninsula work surface incorporating breakfast bar plus further base cupboards and drawers, spot lights, door leading to outside, night storage heater.

### Utility Room

Approached via kitchen/family room. Quartz work surface with inset sink unit having mixer tap with base cupboards under, space for appliances, tall shelved double storage unit, double eye-level unit, double glazed window.

### Bedroom One

Fitted double wardrobe and further single wardrobe, covered night storage heater, double glazed window with plantation shutter, door to:

### En-suite Shower

Tiled shower cubicle with electric mixer shower, wash hand basin, pedestal wash hand basin, w.c., heated towel rail, double glazed window, tiled floor, extractor fan.

### Landing

Access to roof space, double glazed window with plantation shutter.

### Bedroom Two

Cast iron fire surround, double glazed window with plantation shutter, fitted double wardrobes, part vaulted ceiling, display shelving to recess.

### Bedroom Three

Outlook to rear over neighbouring countryside, fitted wardrobe, covered

night storage heater, double glazed window with venetian blind, part vaulted ceiling, cast iron fireplace.

### Bathroom

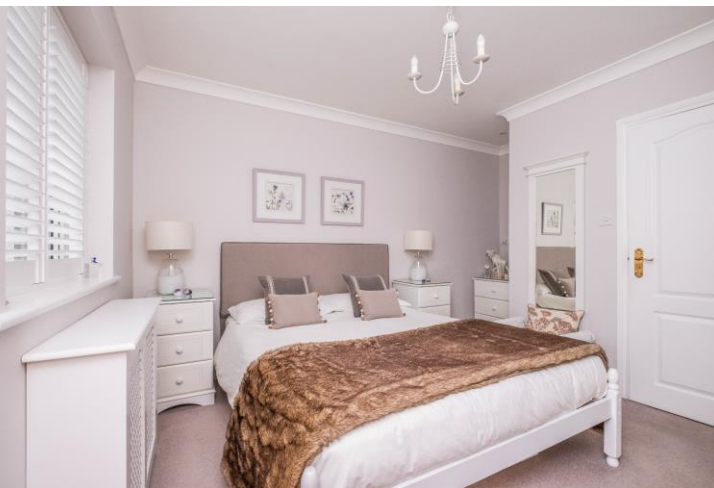
White suite with contrasting 'travertine' tiled walls and matching 'travertine' style tiled floor, suite comprising: shaped and panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, large mirror over incorporating light, chrome heated towel rail, shelved linen cupboard, cupboard housing lagged hot water tank, double glazed window with fitted plantation shutter, part vaulted ceiling.

### Entrance and Drive

The property is approached via double opening wooden gates leading to a substantial gravelled area providing parking for numerous vehicles. To the side of the parking is a timber framed cart shed.

### South Facing Gardens

The gardens of the cottage are beautifully maintained with a cottage style theme having a large expanse of lawn with several shaped and well stocked flower beds and is enclosed by tall hedges and close boarded fencing to maintain the seclusion. To the rear boundary the view is of countryside making for a superb outlook. Tucked away to the side of the cottage is a good sized raised area of decking with well stocked flower beds enclosing.





**EPC RATING= D  
COUNCIL TAX= D.**

## Oak Cottage

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID984552)



*"We'll make you feel at home..."*



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