



3, Gatefield Cottages | Hayes Lane | Slinfold | RH13 0SS





## 3, Gatefield Cottages

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£335,000

A Slinfold village character cottage situated towards the village end of Hayes Lane which is very accessible to the centre with its local store and public house. The property has much charm with many period doors still in evidence and fireplaces plus having double glazed windows and gas fired heating to radiators. At the front of the cottage is a good sized area of garden with two allocated parking spaces. To the rear is a courtyard garden that is easy to maintain. As you enter the cottage a small entrance hall opens through to the sitting room that is currently used as a dining room and has a centrepiece fireplace. Towards the rear of the cottage is the real heart of the property with a well fitted kitchen opening to a family area that currently houses two sofas and this is an ideal place to relax and cook a meal. The ground floor also has a utility room and cloakroom. The first floor landing gives access to two good sized bedrooms and there is a very large bathroom with a full suite, including a shower cubicle.



### Entrance

Front door leading to:

### Entrance Hall

Double glazed window, wood laminate floor, open plan to:

### Sitting Room

Aspect to the front with double glazed window, radiator, centrepiece character fireplace with quarry tiled hearth, two storage cupboards to either side with display shelving over, wood laminate flooring, door to:

### Inner Hall

Wood laminate floor and staircase to first floor and door to:

### Kitchen/Family Room

This area of the cottage is of a good size and runs the full width of the property and in more detail comprises: a well fitted kitchen with worksurface having an inset sink unit with mixer tap having base cupboard under, space and plumbing for washing machine, further matching worksurfaces with base cupboards and drawers beneath and space for domestic appliances, extractor over cooker space, several eye-level cupboards, fitted shelving, cupboard concealing

gas fired boiler and there is a large opening through to:

### Family Area

This area of the cottage currently houses two sofas and is an ideal place to sit and relax and being connected directly to the kitchen is a real centre of the property. In this area there is wood laminate flooring, two radiators and a space for a fridge/freezer.

### Utility Room

Work top with base cupboards under, space for washing machine, shelving, double glazed windows, door to outside.

### Cloakroom

WC, corner wash hand basin with tiled splash back, radiator.

### Landing

Access to roof space, shelved cupboard.

### Bedroom One

Double glazed window, radiator.

### Bedroom Two

Double glazed window, radiator.

### Bathroom

This large room has a full suite and comprises: step-in tiled shower cubicle with mixer shower, panelled bath with twin

hand grips, mixer tap and hand held shower attachment, pedestal wash hand basin with tiled splash back, w.c., recess housing base unit with large shelf above and further base cupboard above, radiator, light provided by sun pipe.

### 2 Parking Spaces

The property is set back from Hayes Lane by a good area of front garden and towards the front boundary is a parking space to accommodate a good sized car. Additional Parking is very close-by and visible from the cottage.

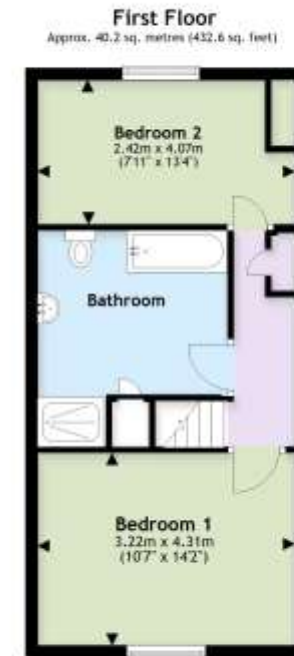
### Front Garden

A good sized front garden almost entirely laid to lawn with a decked area adjacent the property.

### Rear Courtyard

Almost entirely paved and enclosed by a combination of brick garden walling and garden fencing.

**EPC RATING=C**  
**COUNCIL TAX= D**



Total area: approx. 86.9 sq. metres (935.8 sq. feet)

Illustration for identification purposes only - Not to scale - Created for Fowlers Estate Agents  
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