



Mulberry Place, Stane Street, Slinfold, Horsham
West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Mulberry Place

Stane Street, Slinfold, Horsham, West Sussex RH13 0QY

A fine country house in elevated location with detached annexe and a stunning indoor pool

Horsham 5.4 miles, Crawley 12.8 miles, Guildford 16.0 miles, London Gatwick Airport 20.0 miles

Reception hall | Drawing room | Sitting room/ study | Family room | Dining room | Kitchen/ breakfast room | Utility | Cloakroom | WC
Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms | 2 Shower rooms | Indoor swimming pool | 2 Bedroom barn | Stables | Garage | Tractor shed | Garden and grounds extending to 13 acres | EPC ratings: Main house – E, Barn – D

The property

Mulberry Place is a magnificent country property with beautiful accommodation that extends to more than 5,000 square feet and far reaching views over the surrounding countryside. The house features five bedrooms, generous reception rooms and a luxury indoor swimming pool, while the detached barn offers a further two bedrooms. The main house has a large and welcoming reception hall with double doors leading to the well-presented, dual aspect drawing room with its woodburning stove. There is also a comfortable sitting room or study and an open-plan, split level family room and dining room, with a stunning vaulted ceiling, exposed timber beams, double-height arched window, log burner and French doors opening onto the garden. The kitchen and breakfast room has plenty of storage in fitted units, a large central island and a range cooker. Double doors from the kitchen lead to the indoor swimming pool,

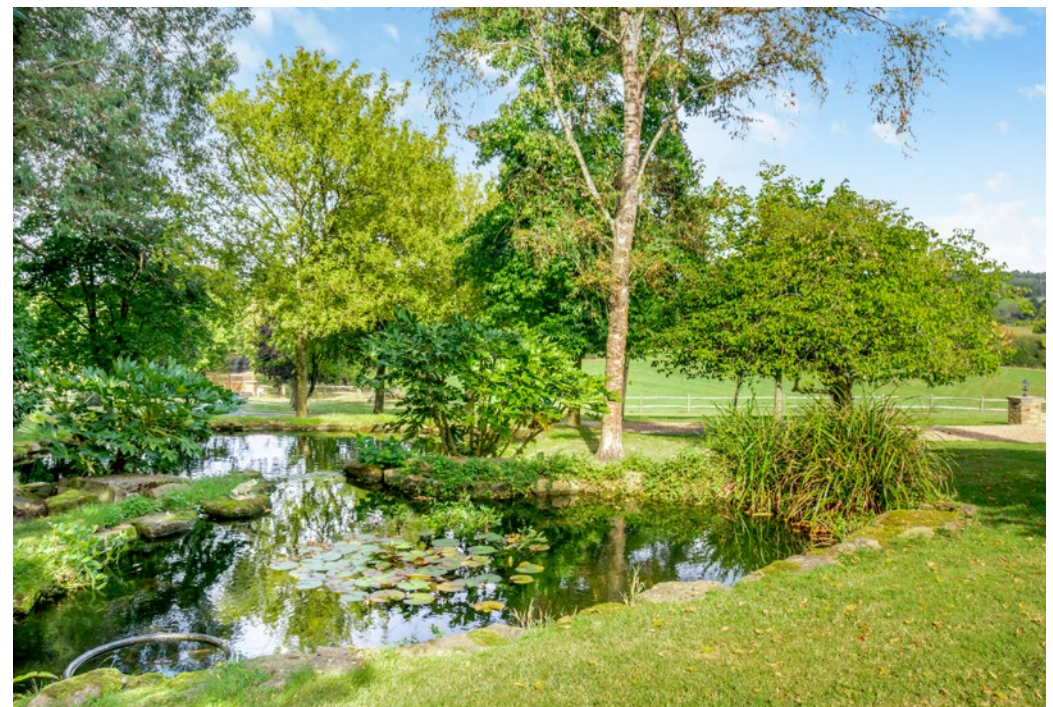
which has southwest-facing sliding doors opening onto the garden. Upstairs there are five beautifully appointed double bedrooms, including the luxury principal bedroom with its bespoke built-in wardrobes, dressing room and en suite bathroom. The first floor also has two shower rooms. The detached barn provides a further 2,300 square feet of accommodation and could be used for guests, family members or entertaining. It has an impressive open-plan ground-floor living space with timber beams and exposed brickwork. There is a fully equipped kitchen, a grand fireplace and space for a dining table and seating area. Upstairs there is a spacious galleried landing, which could be used as a further reception room, as well as two double bedrooms, one of which is en suite.

Outside

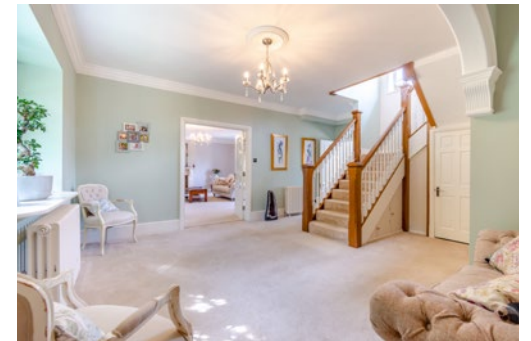
The house and barn are set in extensive gardens and grounds, which include rolling lawns, meadows and wooded areas. A long, tree lined driveway provides access and leads to a gravel parking area at the front of the house, as well as the detached double garage and tractor shed. There is also a stables block, providing the opportunity to keep horses on the premises. There are paved pathways and terracing surrounding the house, with a further large patio in front of the barn, providing space for al fresco dining, while the gardens include well-maintained lawns, a peaceful pond, wooded areas, a timber deck and far-reaching views across the surrounding countryside. To the north of the house there is a large grassy field, which is ideal for horses or grazing livestock. In all the grounds extend to 13 acres.

Location

The property occupies a rural position, a mile outside the sought-after West Sussex village of Slinfold, with its popular village shop, church, public house and primary and pre-schools. The historic market town of Horsham is close by and offers a more comprehensive range of facilities, including Swan Walk shopping centre.













Floorplans
 Mulberry Place, Stane Street, Slinfold, West Sussex
 Main House internal area 5,107 sq ft (475 sq m)
 Garage internal area 462 sq ft (43 sq m)
 Barn internal area 2,316 sq ft (215 sq m)
 Tractor Shed & Stables internal area 922 sq ft (86 sq m)
 Total internal area 8,807 sq ft (818 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8569873/SS

The Carfax, with its cobbled streets and varied restaurant quarter; as well as a theatre, cinema, leisure centre and mainline railway service to London Victoria (approximately 48 minutes) and London Bridge (approximately 60 minutes). There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M25 Motorway Network. The area also boasts a number of highly regarded schools for all ages, such as Cottesmore, Pennthorpe, Farlington, Christ's Hospital, Cranleigh and Millais

Directions

From Guildford, take the A281 south away from the town centre and continue on the A281 for 15 miles before taking the second exit at the roundabout onto Stane Street. After 0.6 miles, take the entrance on your left and the entrance to Mulberry Place will be on the left.

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water, electricity and private drainage (which may not be compliant to current regulations. Further information is being sought) 7 zone heating areas

Council Tax: The property is in Tax Band H

Tenure: Freehold

Guide Price: £3,000,000

Horsham

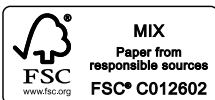
01403 246790

horsham@struttandparker.com
 struttandparker.com



Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2023. Particulars prepared September 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

