



Well Cottage | 95 Wineham Lane | Henfield | West Sussex | BN5 9AW

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £795,000 | Freehold



- Semi-Detached Victorian 3 Bed Cottage with Scope to Extend (STC)
- Gardens, Grounds & Paddock Totalling c. 1.25 Acres (0.51 Ha)
- Superb Semi-Rural Location in a Highly Sought After Hamlet
- Stabling, Detached Garage & Chicken Run
- Gravel Driveway & Parking for Several Cars
- LPG Central Heating. Recently refitted wet room and cloakroom
- Everest Double Glazed Windows Throughout.
- Viewing Recommended.

Description

A fantastic opportunity to purchase a Victorian semi-detached property that has been extended to provide three bedroom accommodation over three floors, including a Master Bedroom with En-Suite Wet Room and a Kitchen/Breakfast Room, complete with a separate Utility. The property is situated in the semi-rural location within the highly sought-after hamlet of Wineham. There is a useful detached Double Garage, as well as stabling with a chicken run and picturesque pond all within approximately 1.25 acres (0.51 Ha). The lovely gardens and grounds back onto open fields, with outstanding rural views. Elevations are of cream painted render under a clay tile roof, and there is ample scope for further extension (subject to the necessary consents).

Double glazed front door to Entrance Hall, stairs to First Floor. Latched timber door leads to the Sitting Room with double glazed multi-pane windows overlooking the front of the property, open fireplace with wood burning stove. Understairs cupboard. Further latched door leads to the Dining Room with cupboard housing Worcester LPG boiler, display cabinets fitted in the chimney breast recesses, multi-pane door to Study that has recently replaced laminate flooring. Recently refitted Cloakroom with WC with concealed cistern, wash hand basin, part panelled walls and extractor fan. The Kitchen/Breakfast Room is fitted in a range of wooden fronted units with heat resistant work surfaces and matching hanging wall cabinets, one and a half bowl stainless steel sink top with single drainer and monochrome tap. Integrated Diplomat double oven and 5 ring gas hob with extractor over, fridge/freezer, dishwasher, Velux windows, vinyl floor covering. Multi-pane door leads to Utility Room fitted in a range of white fronted units with heat resistant work surfaces, single drainer stainless steel sink top, matching hanging wall cabinets, Velux

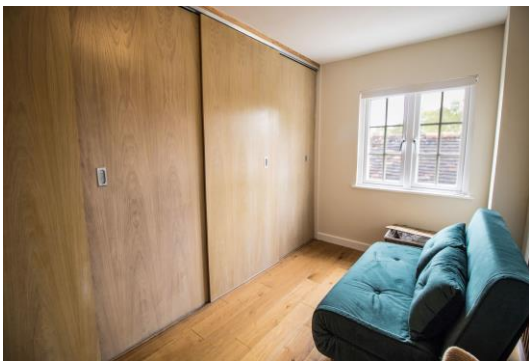
window. Appliances including Bosch washing machine, a further washing machine, Hotpoint tumble drier, double glazed door to rear garden.

Staircase leads from the Entrance Hall to the First Floor Landing where is timber effect flooring and two good size bedrooms, with the Bedroom at the rear having a range of fitted wardrobe cupboards with sliding doors, and a further built-in airing cupboard with large hot water cylinder. The Bedroom at the front has a pleasant outlook over the front garden and a fitted wardrobe cupboard. The Bathroom is fitted in a modern white suite comprising panelled bath with hand shower and tiled surround, WC with concealed cistern, wash hand basin set in vanity unit and tiled splashback, contemporary towel rail/radiator and extractor fan. Latched door leads from the Landing leads to a further staircase to the Second Floor. Double Bedroom with built-in wardrobe cupboards, Velux window with superb views over the grounds. Recently refitted and fully tiled Wet Room with underfloor heating, deluge head shower, wash hand basin and WC.

Outside: To the front of the property is a gravel driveway and turning area with parking for several cars accessed via a five-bar gate. Detached double garage of timber construction with a pitched roof, electric light and power, twin up and over vehicular doors. Pretty front garden with original well, outside light points. To the rear of the garage is a Stable block comprising; tack room with light, power and water, two loose boxes and chicken run which runs behind the stable and includes three houses. Beyond this is a Timber garden store. The first sections of garden are enclosed by post and rail fencing with apple, plum and crab apple trees. Beyond this is a larger paddock, partly laid to meadow and within which is a picturesque pond with a former duck house. To the rear of this is an older timber garden shed and a former vegetable garden. NB: There is a footpath running through the centre section of the land.

Location

Well Cottage is situated along Wineham Lane connecting in the South with the Wheatsheaf Road leading to Henfield Village and to the North with the A272 which provides links to major routes and centres including the A23 and Gatwick. The property is within convenient walking distance of the popular Royal Oak pub and driving distance of Henfield which offers a wide range of facilities is approximately 4.5 miles. The old market town of Horsham is approximately 12 miles distance and offers an extensive range





of shops, trades, facilities and mainline railway station, whilst Haywards Heath with a similar range of facilities and train station (London Victoria approximately 45 minutes) is just under 8 miles to the East. The A23/M23 is approximately 4.5 miles distance and provides good connections to Gatwick airport (approximately 21 miles). The M23 thereafter connects to the M25 national motorway network to the North, and South the A23 connects to the coastal city of Brighton (approximately 13 miles) with its extensive range of shopping and recreational facilities.

Information

Property Reference: HJB02551

Photos & particulars prepared: Photos & particulars prepared May 2023. The elevated photographs were taken in 2018.

Services: Services: Mains electricity water and drainage. LPG central heating.

Local Authority: Horsham District Council **Council Tax Band:** 'E'

Directions

From the B2116 Wheatsheaf Road proceed North along Wineham Lane. After passing Frylands Lane the property will be seen on the left-hand side, just past a red letterbox.

What Three Words: <https://w3w.co/unfocused.audio.scars>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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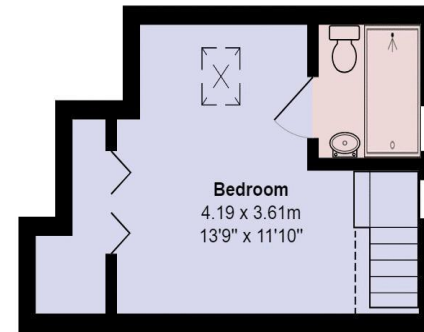
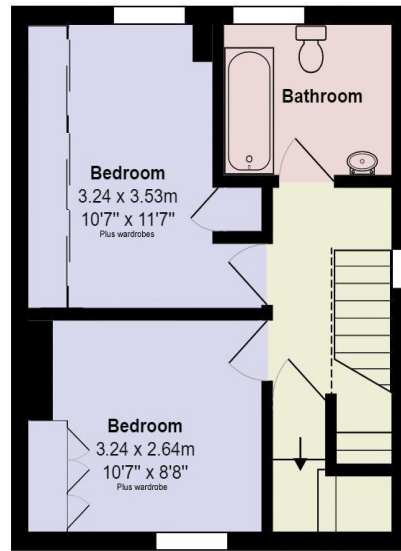
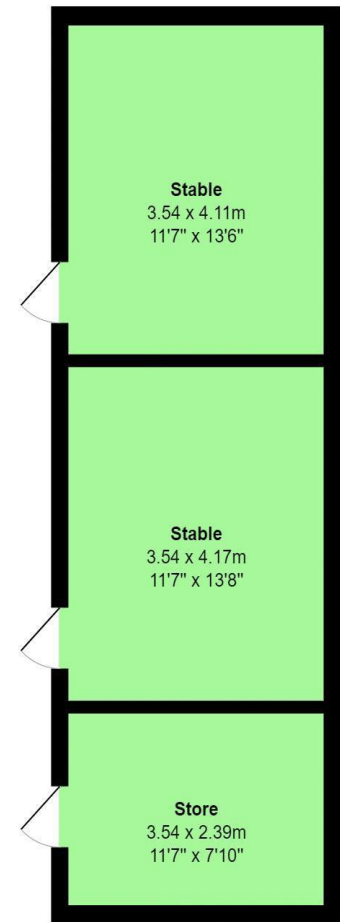
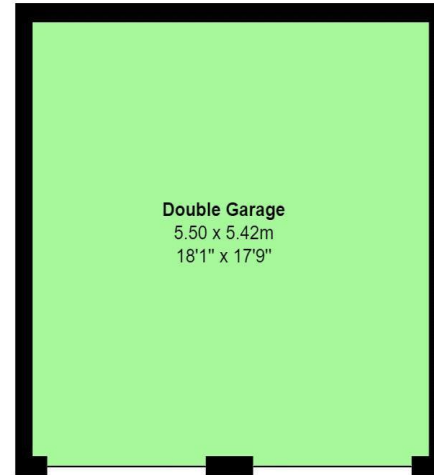
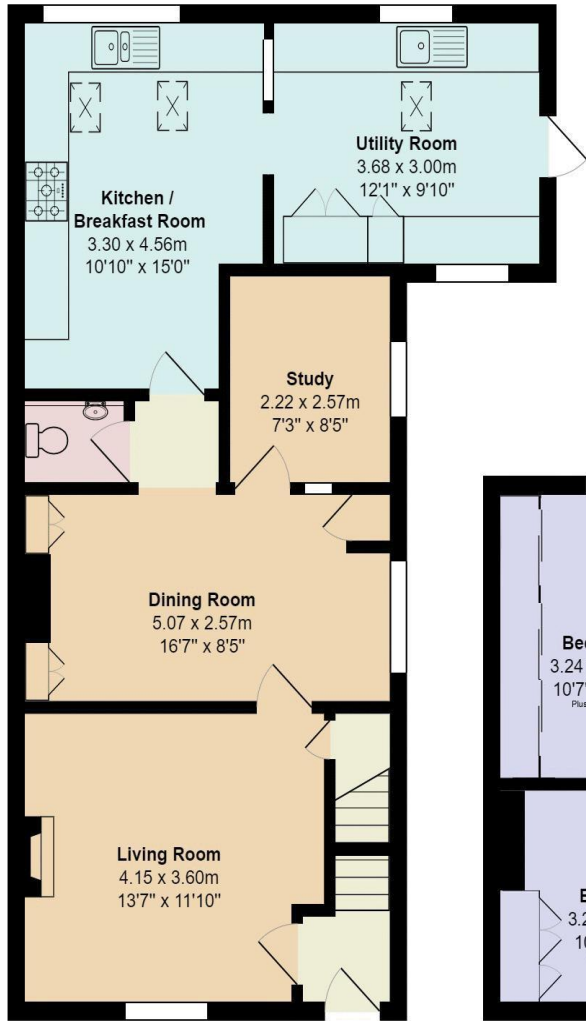


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.









Roof Room
Area: 16.7 m² ... 180 ft²

Ground Floor
Area: 68.1 m² ... 733 ft²

First Floor
Area: 31.9 m² ... 343 ft²

Total Area: 185.5 m² ... 1997 ft²

All measurements are approximate and for display purposes only



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