



**3 Cedar View,**  
Nep Town Road, Henfield, West Sussex.









View from the Bedrooms over the Rothery Field



### 3 Cedar View,

Nep Town Road, Henfield, West Sussex. BN5 9EA

**Guide Price £450,000** Freehold

- **Grade II listed two bedroom attached cottage**
- **Views over the Rothery Field and South Downs beyond**
- **Sitting/Dining Room with inglenook fireplace**
- **Lovely location within reach of the High Street**
- **South facing rear garden with garage and drive**
- **Some exposed timbers, gas central heating, some double glazing**

#### Description

A most charming grade II Listed cottage situated in an off road location beside, and with stunning views over, the Rothery Field and the South Downs beyond, yet within walking distance of the village High Street. The property is accessed via a tritten but has alternative vehicular access leading to a garage and drive via King James Lane. There are numerous period features such as an inglenook fireplace with some exposed wall and ceiling timbers and latched internal doors. An entrance hall leads to a modern ground floor shower room, a kitchen/breakfast room and a good sized sitting/dining room. On the first floor are two bedrooms, a contemporary ensuite bathroom and access to a useful attic space. There is a pretty, well stocked South facing garden with access leading to the garage and drive at the rear. The cottage has been in the same ownership for over fifty years and an internal inspection is highly recommended.

#### More about the property

Ledged timber front door leads to the **Entrance Hall** with coats cupboard. **Ground floor Shower Room** that has a fully tiled walk-in shower with Aqualisa shower unit. Low level WC, square wash hand basin with cupboard below. Vinyl flooring, fully tiled walls, upright radiator/towel rail, Xpelair extractor fan. **The Kitchen/Breakfast Room** is fitted in a range of timber units that have been painted, matching hanging wall cabinets, single drainer stainless steel sink top with monochrome tap. Built-in Whirlpool oven with four ring gas hob over and extractor fan. Space for small fridge/freezer, space and plumbing for automatic washing machine. Part tiled walls, vinyl flooring. Worcester Bosch Greenstar ri wall mounted gas fired boiler, access

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panel to roof space. Double glazed door to rear garden. The lovely **Sitting/Dining Room** has two multi-paned casement windows with stunning outlook over the Rothery Field. Inglenook fireplace with large bressumer beam, brick open fireplace with raised brick hearth and quarry tiled mantel. Exposed ceiling timbers.

Return staircase with exposed wall timbers and understairs storage cupboard leads to the **First Floor Landing** with built-in wardrobe cupboard. The **Second Bedroom** has multi-paned casement windows with a stunning outlook over the Rothery Field and the South Downs beyond. The **Main Bedroom** also has stunning views and fitted wardrobe cupboards with additional locker storage over and dressing table. Exposed ceiling timber. Latched door leads to the **En-Suite Bathroom** comprising a modern white suite with square bath and central monochrome tap, square wash hand basin with WC below, fully tiled subway tiled walls, porcelain tiled floor, radiator, skylight.

Another latched door leads via a staircase to the **Second Floor Attic** that has a large Gledhill hot water cylinder, double glazed window overlooking the rear garden.

**Outside:** The property is approached by a brick pathway that leads to the Front Door with outside light point and flower and shrub bed. There is gated access that leads to the pretty south facing rear garden with paved patio area, raised flower and shrub beds with steps leading to an area of lawn with mature trees and shrubs, enclosed by fencing and to the side of which is the Rothery Field. A pathway leads to the rear of the garden where there is a timber garden shed, and a gate leading to a detached concrete sectional **Garage** (in need of repair) with twin timber vehicular doors and a driveway with parking for one or two cars. The property is approached by a shared concrete drive via King James Lane, which serves some of the other neighbouring properties.

### Location

The property is situated along a twitten off Nep Town Road with an alternative access to the rear from King James Lane and within easy reach of the High Street. Henfield offers a wealth of local shops, trades and services and the village has a thriving community with many varied events taking place throughout the year and with facilities including a health and sports centre, library and churches of most denominations. In addition there are many varied countryside walks very close-by, including Henfield Common and the Downs Link, a former railway line that is now a stunning 36 mile footpath and bridleway linking the North Downs Way in Surrey with the South Downs Way near Steyning. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick.







The coastal city of Brighton is approximately 9 miles (sea front) to the South-East and Horsham is approximately 11 miles to the North. Both offer an excellent range of shops, trades, services and entertainment facilities. Henfield is situated between the A24 (approximately 5 miles to the North-West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including the M23/M25 and national motorway network.

**Information**

Photos & particulars prepared February 2022  
 All main services. Council Tax Band – D (Horsham District Council).

**Directions**

From our offices proceed South on foot, taking the right hand turning into Nep Town Road. Turn left into a twitten just past the Rothery Field and the property is on the right.

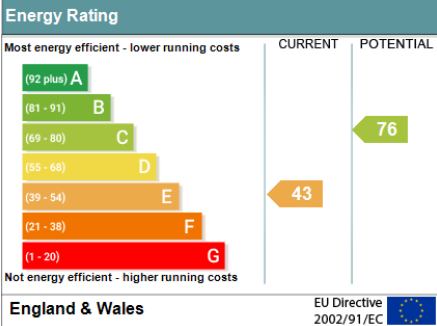
**Viewing**

Strictly by appointment with H.J. Burt’s **Henfield** Office:

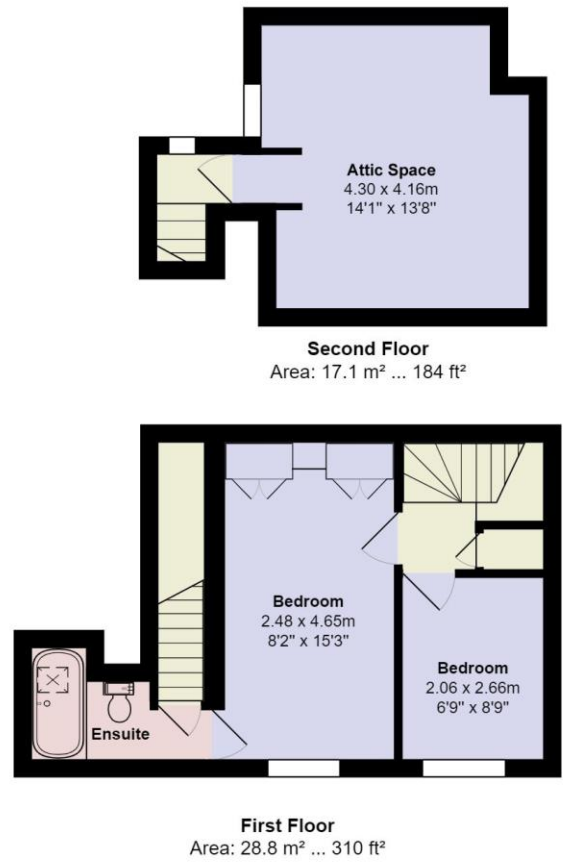
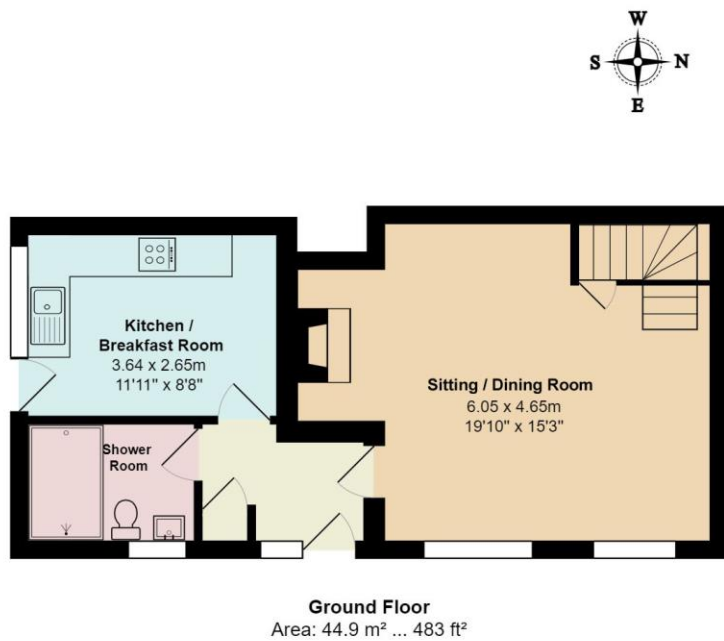
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Address: 3 Cedar View, Nep Town Road, HENFIELD, BN5 9EA  
 RRN: 9527-3013-1202-3552-4200







Total Area: 90.8 m<sup>2</sup> ... 977 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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