



Chattels | Cagefoot Lane | Henfield | West Sussex | BN5 9HD

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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Guide Price: £1,675,000 | Freehold



- Four-bedroom detached home. Stunningly refurbished throughout
- Spacious accommodation of around 3500 sq ft
- Including a detached triple garage with a refurbished studio/office above
- Unique home set in a beautifully tranquil location
- Hidden location on highly desirable Cagefoot Lane.
- Within walking distance of the high street
- New consumer unit and electrical update.
- Newly fitted electric car charger
- Four reception rooms refitted contemporary kitchen.
- With utility and dining areas
- Large sitting room with fireplace, study and family room
- Beautiful mature gardens. Total plot of around 0.34 of an acre inc drive
- Gas central heating, double glazed windows

## Description

A rare opportunity to purchase a beautifully refurbished detached family home situated in an outstanding private location just off of one of the premier residential locations within the village of Henfield. The property features sizeable accommodation of just under 3500 square feet that includes four bedrooms, four reception rooms, and a detached triple garage with a studio/office above. Each room has been meticulously refurbished. The accommodation has been greatly improved at vast expense with the added benefit of refitted bathroom, cloakroom and shower rooms. There is a stunning new kitchen with utility and dining areas. The large double aspect sitting room measures around 19'7 x 19'7 (5.97m x 5.97m), whilst the main bedroom suite has a large ensuite and a hidden dressing room. There is a long private drive with ample parking and turning as well as lovely, mature gardens that surround the property with various sunny and shaded sitting out areas. An internal inspection is highly recommended.

The accommodation comprises: **Open Porch** with outside light point. Panelled front door that leads to the **Entrance Lobby** with coats hanging space. Part glazed door leads to the wide welcoming **Entrance Hall** that has tall, double-glazed windows overlooking the decking area. Luxury vinyl flooring that extends throughout the whole of the ground floor. Period style radiator. **Cloakroom** with moulded wash hand basin set in vanity unit with drawers under. Close coupled WC, radiator, painted part panelled walls. The magnificent

**Kitchen** has been opened up and has been refitted in modern, light. Natural fronted units with Corian worksurfaces and upstands. Cupboards under with matching hanging wall cabinets and floor to ceiling cupboards including a walk-in pantry, plus central island breakfast bar. One and a half bowl moulded sink with brass mixer tap. Range style oven with induction hob and matching extractor canopy over. Wine fridge, integrated Beko dishwasher, integrated fridge and freezer. Glazed doors to the decking area. The kitchen extends around into a double aspect, **Dining Area** with double glazed windows overlooking the front and rear of the property. Period style radiators. The separate **Utility Room** has a deep glazed sink with timber work surfaces, brass mixer tap, integrated laundry shelving, space and plumbing for automatic washing machine and tumble. Coats hanging space, radiator, Worcester gas fired boiler on programmer control unit. Stable door to rear garden. The **Family Room/Playroom** has a period style radiator, and double-glazed sliding doors to the rear garden. The **Study** has a range of fitted cupboards and a double-glazed window overlooking the garden. Double doors lead from the entrance hall to the superb triple aspect **Sitting Room** that has double glazed sliding patio doors leading to a new decking area. York stone fireplace with stone hearth and display plinth. Two period style radiators.

Return staircase with high-level windows leads to the **First Floor Galleried Landing**. There are recesses with bookshelves. To the inner hall to the left is an airing cupboard and three good sized double **Bedrooms** all with period style radiators and pleasant outlooks over the gardens. The family **Bathroom** has been recently re-fitted with a white suite with period style fittings. Large moulded bath on ball and claw feet with central mixer tap. Pedestal wash basin, low-level WC, large walk-in shower with large format tiles, deluge head and additional hand shower, Glazed shower screen with obscured glass. Vinyl flooring part painted panelled walls, double glazed window with obscured glass. Extractor fan and combined towel rail/radiator. At the far end of the property is the **Main Bedroom Suite** that comprises a **Dressing Area** with integrated dressing table. Recently re-fitted **Ensuite Bathroom** with moulded bath and central mixer tap. 'His and Her's' dual moulded sinks set in vanity unit with drawers under, plus brass fittings. Low-level WC., period style radiator/towel rail, highly durable vinyl flooring, recessed display niche, double glazed window with obscured glass. Large fully tiled walk-in shower with fluted glass shower screen, deluge head shower, further hand shower and recessed shelf for toiletries. The **Bedroom** itself has twin double glazed windows overlooking the rear garden and a range









of fitted wardrobe cupboards, plus a hidden **Dressing Room**/walk in wardrobe, with fitted drawers, shelves and hanging rails.

**Outside** the property is approached by long gravel driveway off Cagefoot Lane via twin vehicle gates, with solar lighting and security lighting. There is parking for several cars as well as a turning area in front of the house. The **Garage/Studio** comprises a triple garage with electric up and over door plus further twin vehicular door. Electric light and power door. A door to the rear leads to a hall with a separate door to the garden and a staircase leading to the **Studio** above. This is currently used as a home office and has luxury vinyl flooring, electric light and power, under eaves storage and some loft storage. This could be potentially used as an annexe, subject to any necessary consents.

The stunning English country gardens completely surround the property and have various areas for either sitting in the Sun or shade. There are two entertaining garden barbecue areas to the front and rear of the home. The larger area can entertain large gatherings with a built-in brick barbecue area and fire pit, ideal for alfresco dining. There are two decking areas, one to the east, the other to the south with extensive gravelled area and greenhouse. This in turn leads via a wrought iron gate to a lawned area and further gravelled area with a timber garden shed to the front of the property. To the east there is an extensive lawned area with flower and shrub borders, mature trees. The gardens are well screened by brick garden walls and provide a tranquil setting and it is hard to believe that you are in the heart of the village centre. Electric vehicle charging point.

## Location

The property is pleasantly situated at the end of its own private drive off of the south side of the prestigious and highly convenient Cagefoot Lane, and within walking distance of all of the High Street facilities. Henfield High Street has 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. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal town 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 South Coast and London. There are an excellent range of state and independent schools in the area, including Hurstpierpoint College, Burgess Hill School for Girls, the nearby St Peter's primary school and Steyning Grammar School.

## Information

Property Reference: HJB02372

Photos & particulars prepared: September 2023 (Robert Turner MNAEA)

Services: All main services

Local Authority: Horsham Council Tax Band: 'G'

## Directions

From our offices on foot, walk along the High Street, taking the turning left into Cagefoot Lane, where the drive for the property will be seen on the left-hand side just before the pond on the right. What Three Words: <https://w3w.co/driveways.outings.peanut>

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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# Cagefoot Lane, BN5

Approximate Gross Internal Area = 258.5 sq m / 2782 sq ft

Outbuilding = 64.3 sq m / 692 sq ft

Total = 322.8 sq m / 3474 sq ft

(Excluding Void)



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID1006272)



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