



bylsborough + outbuildings

furners lane, bn5

£1,725,000.00

exceptionalhomes
by brandvaughan



furners lane living history

Nestled in over 5 acres of grounds, this seven-bedroom home is Grade II listed as '17th Century, or earlier', and has restful proportions, a sociable layout, secure double garage and outbuildings including a stable block, which needs a little attention. A social hub, this house was home to Janet Aitken Kidd in the 1930's who hosted high society parties here. Guests included Clark Gable and during WWII, it was a home from home for many spitfire aces. The gardens are private, sunny and exceptionally beautiful with a swimming pool, a large listed garage to house up to 5 cars and a paddock. There's also the bonus of a detached structure and a courtyard with its own access by the stables. Its prestigious position on a private but shared lane just off the thriving High Street is also in a good school catchment area with transport links nearby, giving older children a degree of independence. Although feeling rural, you're not isolated, as the smaller north wing of this substantial property is separately owned with its own parking and gardens. This historic house offers the best of West Sussex as it's only a stroll to local cafés and restaurants, the South Downs National Park is on your doorstep, a station serving London is at Hassocks, and the beaches of the City of Brighton are just 30 minutes away, as are Haywards Heath and Gatwick Airport.



why you'll like it...

Style:	Grade II listed attached house + outbuildings
Bedrooms:	7 double; 3 bathrooms
Living rooms:	3 very spacious
Area:	6,070 sq ft
Outside:	5.43 acres with paddock, pool, stable block, garage which has previously housed up to 5 cars and an area large enough for a full size tennis court
Parking:	Carriage drive, garage

why you'll like it...

Scented heads of lilac wisteria adorn the mellow brick and timber frontage of this impressive house of timeless charm. Leaded windows glint in the sunlight and through the imposing oak door, a welcoming hallway is nevertheless subtly designed to keep the house private until those who call are invited in.

the family living room and drawing room

Big and bright, the comfortable family room has wonderful views of the garden and opens to the sun terrace as well as into the formal drawing room. With refined proportions, sunshine streams through the two windows in the two outside walls of the drawing room, which also bring the garden in. With exposed beams and brick walls, the room has plenty of character and, open and airy in the summer, there is an attractive inglenook fireplace for winter evenings where the family can gather together.

the kitchen diner, utility room, cloakroom

The magnificent kitchen diner embraces the garden views and opens to the L shaped paved terrace by the house, so al fresco dining is made easy. Inside, this family room is beautifully planned in a style sympathetic to the age of the building, leaving the oak beams exposed above you. There's ample space to relax or to entertain and there's a wood burning stove by the seating and dining areas adding warmth as well as character. The sophisticated kitchen is safely tucked away from the main flow of people and pets in and out of the garden by a central island, which has a child friendly wooden surface. Stylish shaker units are paired with a classic black granite surfaces and the magnificent steel range could stay, subject to circumstance and negotiation. There's no need to clutter the room up as there's a large cellar, which although isn't currently being utilised, could provide you with many possibilities, and across the hall a cloak/ boot room leads to a separate utility room.



the gardens, stables, garage

Part of the house during summer, the landscaped gardens balance large play areas with peaceful, private places to explore. The paved dining area is by the house, although there are large lawns lined with topiary for picnics. The swimming pool is off set at the back with a mature rock garden planted with exotic alpine and hidden away, there's a lawned area large enough to fit your very own private tennis court (for those budding Wimbledon champions amongst us) Both the detached outhouse, courtyard and stable block are reached from the shared lane, and could be restored to their former glory or raise interesting possibilities, subject to the usual consents however, even more impressive would be the listed garage, known to have previously housed up to five collectable Cars at one time, this would be a dream for anyone looking to do similar.

the master bedroom suite

Relax in style in the quiet, spacious master suite which is beautifully decorated and has all the storage you could wish for. Thoughtfully designed, the en suite has a separate w.c and hand basin, with steps leading to a secluded room with garden views where you can bathe in glory in the fabulous baignoir.

the first floor guest room, three bedrooms, family bathroom

All four further bedrooms on this floor are light and airy with restful character and open views, and one has an en suite shower room. Central to this floor is a stylish and spacious family bathroom.

the 2nd/top floor bedroom, bathroom

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Bright and cheerful, both floors are charming. Currently a child's dream, this sleeping space is spread across two floors. One is currently used as a private living space and the top floor a sleeping space with a window - almost like a duplex apartment- inclusive of its own luxury bathroom.







owners **secret**

"We have loved this characterful house with its beautiful gardens and unique history, and we hope that you will be as happy as we have been here."

bear **in mind**

This unique family house with an interesting history has had famous visitors and is mentioned in Antony Bartley's book "Smoke Trails in the Sky". Janet Aitken, Lord Beaverbrook's daughter, also wrote an autobiography which you may find of interest. This house has a prestigious location in the parish of Woodmancote, which is quiet but well connected with plenty of local amenities.



where it is

Shops: High Street under a 10- minute walk

Train Station: Hassocks a 20 -minute drive

Seafront or Park: South Downs a few minutes, sea front 30 minutes- drive

Closest Schools:

Primary: St Peter's C of E

Secondary: Steyning Grammar, St Paul's Catholic College

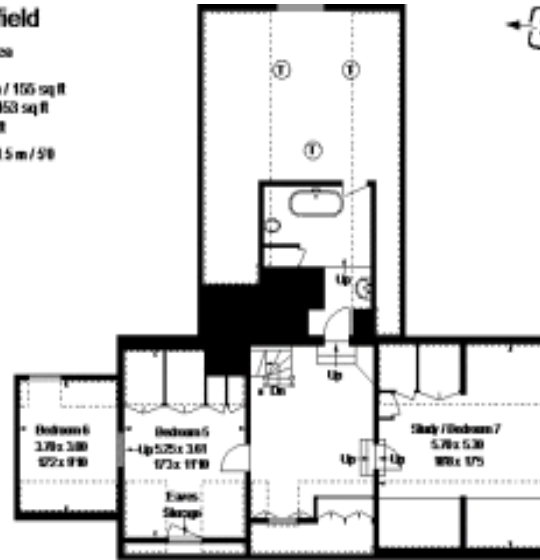
Private: Brighton College, Hurstpeirpoint College, Lancing College

In the exclusive area of Henfield, historic Woodmancote is popular with families and professionals as it has good schools and plenty of local shops, cafes and restaurants. For those who enjoy the great outdoors, the South Downs National Park, a choice of golf clubs, equestrian facilities and Downland villages are on the doorstep, whilst Brighton Marina is only about half an hour away. Only a few minutes from the Leisure Centre and close to bus routes, the house is well connected. Gatwick, Haywards Heath and the City of Brighton and Hove are all within a 30- minute commute, so this glamorous home balances a peaceful, village life with all the best that the Sussex Coast has to offer.

Furners Lane, Henfield

Approximate Gross Internal Area
 607.4 sq m / 6462 sq ft
 Basement (including Cellar) = 14.4 sq m / 155 sq ft
 Garage / Boiler Room = 42.1 sq m / 453 sq ft
 Total = 663.9 sq m / 6970 sq ft

--- = Reduced headroom below 1.5 m / 5ft



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