



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



6 Badger Copse

, Henfield, BN5 9HE

Guide price £995,000

Freehold Council Tax Band G



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James & James are delighted to bring to the market this truly stunning five bedroom, four reception, detached family home situated in a prime location in Henfield and presented in excellent condition throughout.

The existing owners have extended the property to create a unique residence, along with a double garage, parking for multiple cars and a private rear garden.

The ground floor comprises of a spacious entrance hall, featuring understairs storage, utility room/WC and a contemporary oak staircase with glass balustrade to the first floor. The kitchen has ample wall and base storage units, along with space for freestanding white goods and an informal eating area.

Next to the kitchen, is the formal dining room, which includes a bespoke wooden wine rack. Across the hall, there is a second reception room, which flows into the conservatory, with two sets of double doors, providing direct garden access.

Flanking the entire west side of the home is the impressively extended family living room, which features a woodburning stove and bi-fold doors leading out to the rear garden.

Upstairs, there is a bright and airy landing, four comfortable double bedrooms, plus one smaller double/office room and family bathroom. The principal bedroom features bespoke fitted wardrobes, a modern ensuite bathroom with walk-in shower and a Juliet balcony overlooking the garden and fields beyond. The second bedroom also features built in storage and an ensuite bathroom.

The rear garden backs onto a wood and is not overlooked, thus providing a secluded space to both entertain and relax in. It is laid to lawn, with borders of mature shrubbery and other planting, along with a wraparound patio and wooden pergola abutting the living room. Behind the double garage, there is a further area of garden, which is currently used as a fruit patch. There is an attractive approach to the front door with a feature pond on the right. The Eastern boundary extends beyond the garden hedging down to a brook.

### Entrance hall

Sitting room  
21'10" x 20'0" (6.65m x 6.10m)







Dining room  
11'8 x 10'0 (3.56m x 3.05m)

Kitchen  
13'11 x 10'9 (4.24m x 3.28m)

Reception room  
10'8 x 9'5 (3.25m x 2.87m)

Ground floor shower room

Stairs to first floor landing

Bathroom

Bedroom three  
10'11 x 10'8 (3.33m x 3.25m)

Bedroom two with fitted wardrobes  
14'1 x 10'8 (4.29m x 3.25m)

En-suite bathroom

Bedroom 5/study  
10'1 x 7'3 (3.07m x 2.21m)

Bedroom one with fitted wardrobes & Juliet balcony  
17'9 x 13'5 (5.41m x 4.09m)

Family bath & shower room

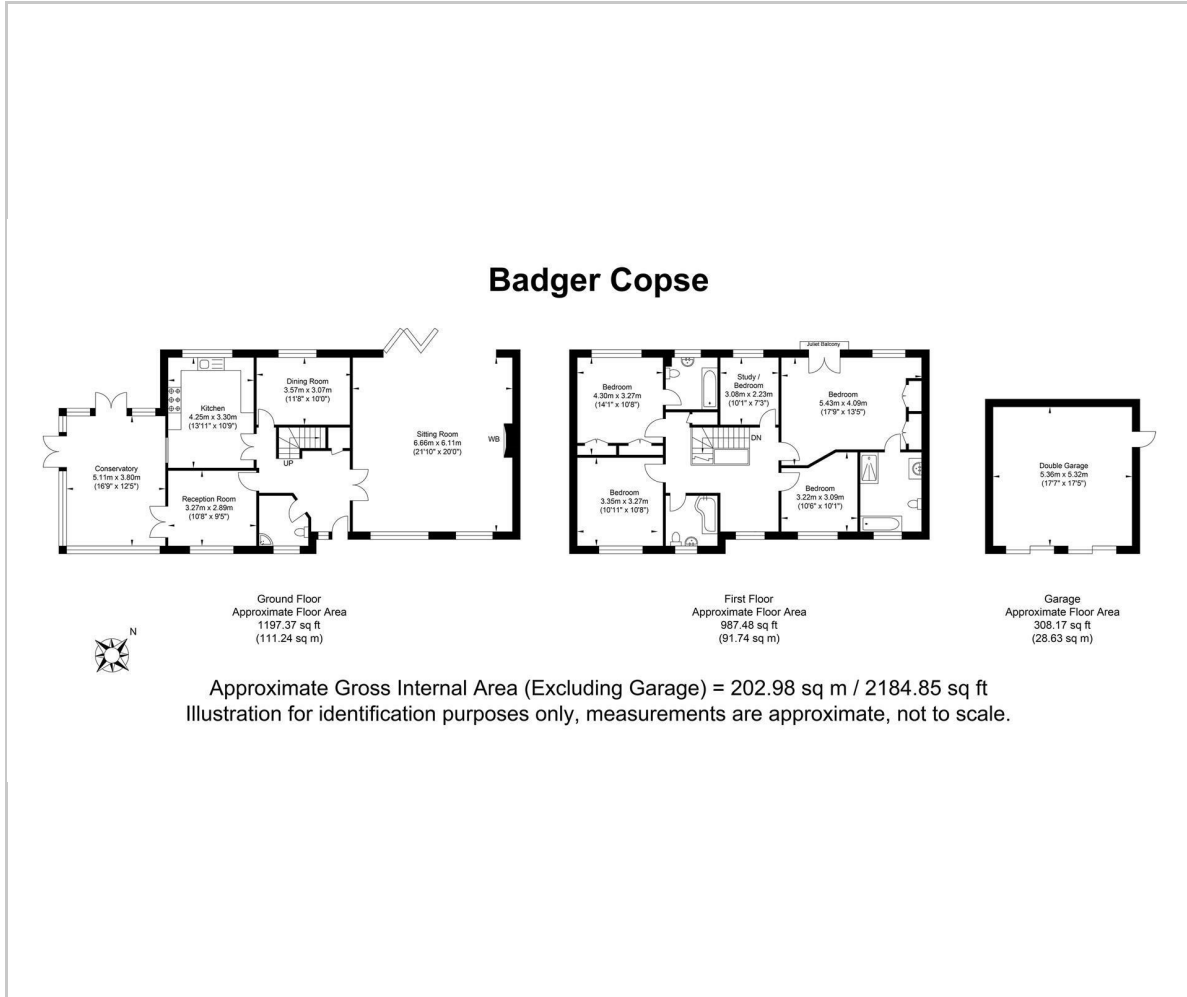
Bedroom four  
10'6 x 10'1 (3.20m x 3.07m)

Double garage  
17'7 x 17'5 (5.36m x 5.31m)





## Floor Plan

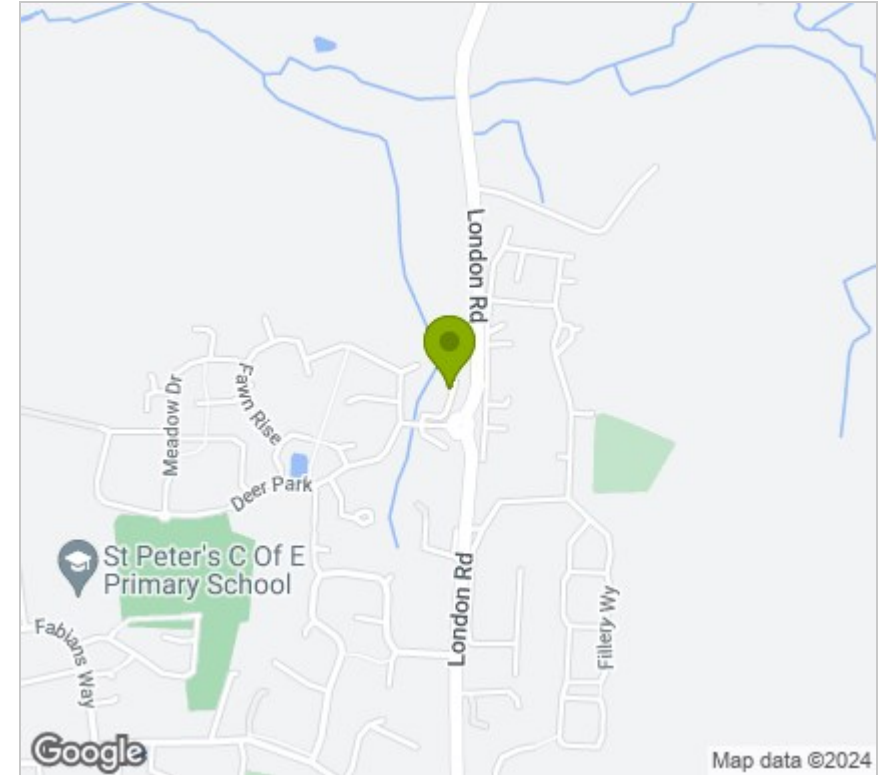


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

