







Henley Down House Henley Down

Catsfield, Battle

Guide price - £1,000,000 - £1,185,000-
Elegant country home set in 4.5 acres with wraparound gardens, plunge pool, and inglenook fireplace. Includes open-plan kitchen and flexible living with annex potential. Near Battle with shops, schools, and direct trains to London close by.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



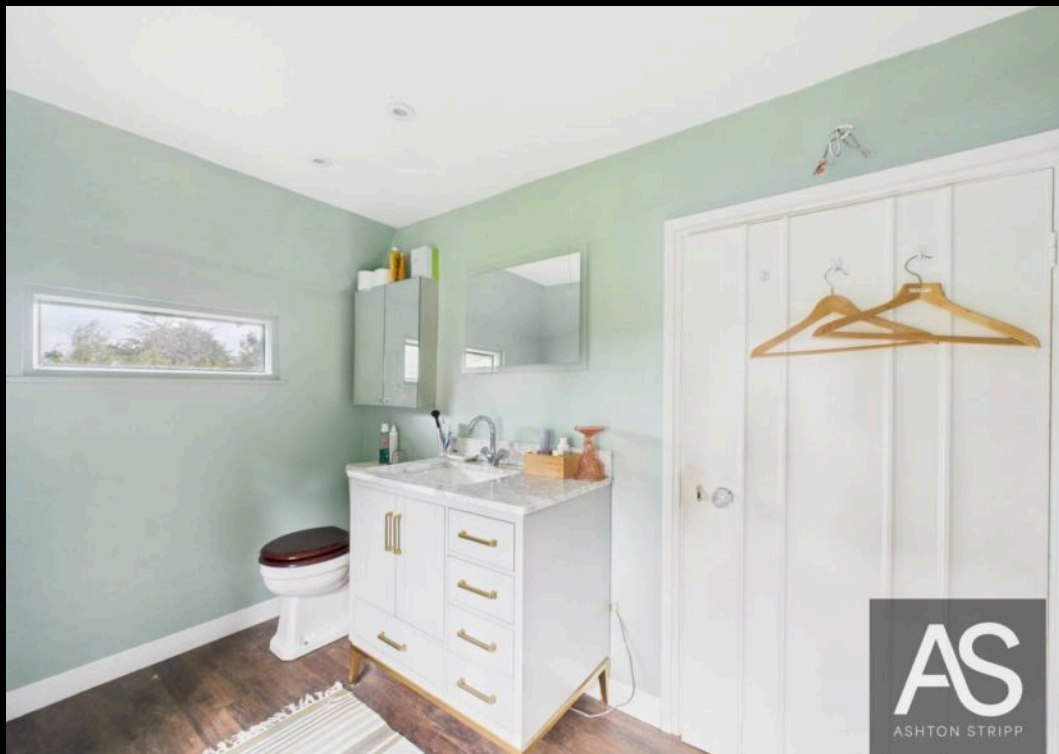


Henley Down House Henley Down

Catsfield, Battle

- Set in 4.5 acres House was renovated from top to bottom in 2022. This includes new roof, new heating system, water and electrics, fully insulated to a very high specification. Aluminium Crittall type
- Open-plan kitchen/dining/living space with copper-topped island, granite worktops, and full-width glazed wall to garden.
- Traditional inglenook fireplace with log burner – a warm centrepiece to the living space.
- Six bedrooms across three floors, including a generous main suite with en-suite and beams.
- Flexible ground floor bedroom with en-suite – ideal as a guest suite or self-contained annex.
- Plunge pool and sandstone patio for summer entertaining and outdoor relaxation.
- Character features throughout, including exposed beams, herringbone parquet flooring, and oak doors.
- Two entrances and ample parking, plus two garden sheds for practical storage.
- Recent updates including double-glazed windows and new roof (both 2022).
- Just 10 mins from Battle, with excellent state and independent schools, village shops nearby, and direct trains to London.







Elegant country home set in 4.5 acres with wraparound gardens, plunge pool, and inglenook fireplace. Includes open-plan kitchen and flexible living with annex potential. Near Battle with shops, schools, and direct trains to London close by.

From the moment you step through the main entrance, you're welcomed into a home designed to impress and embrace in equal measure. This expansive residence combines timeless architectural features with considered updates, offering a seamless flow of flexible living spaces and scenic outlooks across its mature, tree-lined grounds. Whether hosting friends in the open-plan kitchen or enjoying quiet mornings by the plunge pool, this is a home that balances calm, character, and comfort at every turn.

Renovated throughout in 2022, the house was updated from top to bottom — including a new roof, new heating system, full rewire and plumbing, and high-spec insulation throughout. Aluminium Crittall-style glazing has been added, bringing in light and lending a contemporary edge to the period feel.

A large entrance hall sets the tone, with herringbone parquet flooring underfoot, spotlights overhead, and exposed beams lending warmth and charm. Full-height metal-framed glazed doors lead into a second, equally generous hallway laid with rustic brick flooring — a characterful pause between spaces.

To the right, a beautifully bright living room enjoys windows on two sides, cream carpeting, and wooden sills. This flows into a utility area with wood-effect laminate flooring, then on through an oak door into a ground-floor double bedroom. Overlooking the front garden, this peaceful retreat also includes a private en-suite shower room finished in green brick tiles, with a rain and handheld shower, pedestal basin, and chrome towel rail. With its own access nearby and natural separation from the main living spaces, this wing could easily function as a self-contained annex — ideal for multi-generational living, visiting guests, or even a live-in nanny.



Nearby, a secondary entrance porch provides added flexibility, while a few steps lead down to a guest WC with bold red tiled flooring. From here, you'll find a flexible office or snug with bay window, built-in storage for the hot water cylinder, and doors out to the patio.

Back in the main hall, to the left, the heart of the home opens out into a stunning open-plan kitchen, dining, and living space — ideal for both family life and entertaining. At its centre, a traditional inglenook fireplace with a white-painted brick surround and log burner creates a warm focal point, framed by a solid timber beam overhead and space to gather around.

The kitchen wraps around a central island topped with copper, offering drawer storage, open shelving, and a Bosch induction hob beneath pendant lighting. Grey shaker cabinetry continues throughout, paired with granite worktops and a waist-height double oven. The sink enjoys a view to the front garden, while the far end of the room is all about connection to the outdoors — a full-width wall of glazing frames garden views and opens onto a sandstone terrace. Triple-aspect windows flood the space with natural light, and wooden flooring ties the whole space together.

The first floor is fully carpeted in cream, creating a soft contrast to the timber beams found throughout. The main bedroom sits at the end of the hallway — a generous, double-aspect suite with exposed beams, garden views, and a modern en-suite shower room featuring marble surrounds, a green brick-tiled walk-in shower, and integrated vanity storage.

Three further double bedrooms all include built-in storage and character touches such as beams or painted-brick fireplaces. A family bathroom serves these rooms, complete with shower-over-bath, large oval basin, and views over the garden.

The second floor comprises a further double bedroom with views to both the front and rear, as well as an additional room currently used for storage — offering scope for a playroom, study, or hobby space depending on your needs. The cream carpet continues seamlessly up the stairs and throughout.



The truly magnificent feature of Henley Down House is the mature and low-maintenance garden, which is an Edwardian arboretum featuring numerous mature trees, both English and exotic. With a sunny south-western aspect but plenty of shade if desired, there is seasonal year-round beauty — from naturalised wildflowers in spring, to vivid autumn foliage, and winter structure and fragrance. In spring and early summer, numerous rare rhododendrons and azaleas put on a stunning show for weeks, followed by the roses. There is also a bountiful little fig orchard near the barn. Outside, the sandstone patio wraps around the house, with paths guiding you towards the plunge pool — a wonderful spot for summer days, surrounded by mature lawns, shrubs, and woodland. The grounds extend to a generous acreage, blending open lawn and lightly wooded areas, and offer clear potential for equestrian use, subject to any required permissions.

There are two dedicated parking areas at Henley Down House. Just outside the back door, there is space for one large vehicle or two smaller cars — perfect for day-to-day convenience. A second entrance at the top of the property opens onto a gated gravel area with space for three cars and ample room to turn, making it practical for visitors, deliveries or larger vehicles, alongside two useful garden sheds.

The property is unlisted and lies outside the High Weald Area of Outstanding Natural Beauty, providing a rare level of flexibility for those considering further development or landscaping changes.

Privately set and surrounded by countryside, this home offers a rare sense of seclusion without feeling remote. Just a **10-minute drive to Battle**, you'll find yourself in one of East Sussex's most historic and picturesque market towns — rich with character, boutique shops, and a thriving café scene. The town is also home to a number of **highly regarded schools**, both **state and independent**, including Claverham Community College, Battle and Langton Primary, and the independent Battle Abbey School, set within the grounds of the iconic Battle Abbey.



For commuters, **Battle station offers regular direct services into London Charing Cross**, making it a convenient base for those looking to blend rural life with city connections.

Catsfield is moments down the road, offering a friendly village atmosphere and a convenient local shop. And when the coast calls, **Bexhill-on-Sea is just 12 minutes away**, with beaches, independent cafés, and a relaxed seaside lifestyle.

You're perfectly placed to enjoy both countryside walks and coastal weekends, with strong schooling, transport links, and village amenities all within easy reach — a location that truly balances lifestyle with everyday convenience.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 3



Approximate total area[®]
2887 ft²
268.4 m²
Reduced headroom
169 ft²
15.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 0 Building 1

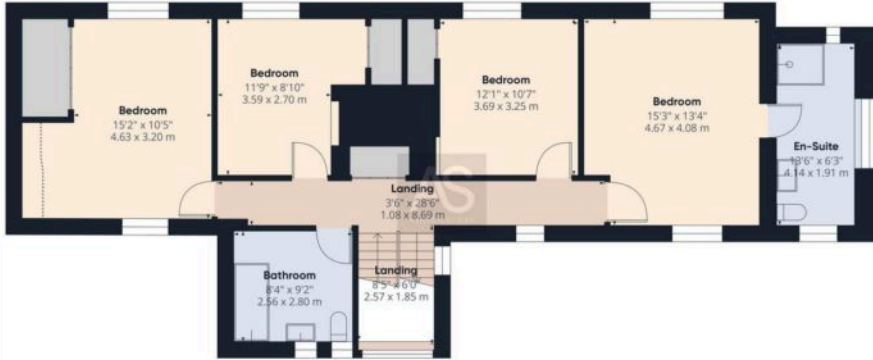


Approximate total area[®]
1399 ft²
130.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 1 Building 1



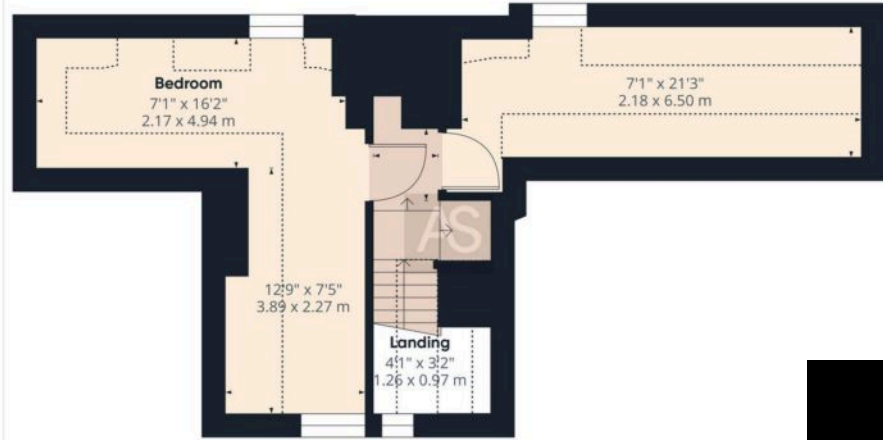
Approximate total area[®]
965 ft²
89.6 m²
Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 2 Building 1



Approximate total area[®]
391 ft²
36.4 m²
Reduced headroom
156 ft²
14.5 m²