

Henley Down House Henley Down, Catsfield

£1,000,000 Freehold

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.



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A bright and welcoming home, Henley Down House offers generous and flexible accommodation set within exceptional gardens and countryside surroundings.

To the right of the entrance, a light-filled living room with windows on two sides flows through to a utility area and into a ground-floor double bedroom with its own en-suite shower room. With nearby independent access and separation from the main living areas, this wing could work perfectly as a self-contained annex for guests, multi-generational living, or a live-in nanny. A secondary porch leads to a guest WC and a versatile office or snug with patio access.

The main hall opens to the heart of the home: a superb open-plan kitchen, dining and living space. A traditional inglenook fireplace with log burner sits at its centre, while the kitchen features grey shaker cabinetry, granite worktops, a copper-topped island with induction hob, double oven, and garden-facing sink. Triple-aspect glazing and a full-width wall of doors connect seamlessly to the sandstone terrace and garden beyond.

Upstairs, the first floor hosts a generous principal bedroom with exposed beams, garden views, and a stylish en-suite. Three further double bedrooms, all with built-in storage and character features, are served by a family bathroom. The second floor adds another double bedroom and a flexible additional room, ideal as a study, playroom, or hobby space.

The gardens are a standout feature: a mature Edwardian arboretum with sweeping lawns, woodland areas, rare rhododendrons and azaleas, roses, and a small fig orchard. A sandstone patio wraps around the house, leading to a plunge pool and expansive grounds with potential for equestrian use, subject to permissions.

There are two parking areas, including a gated gravel entrance with space for three cars. The property is unlisted and outside the High Weald AONB, offering valuable flexibility for future plans.

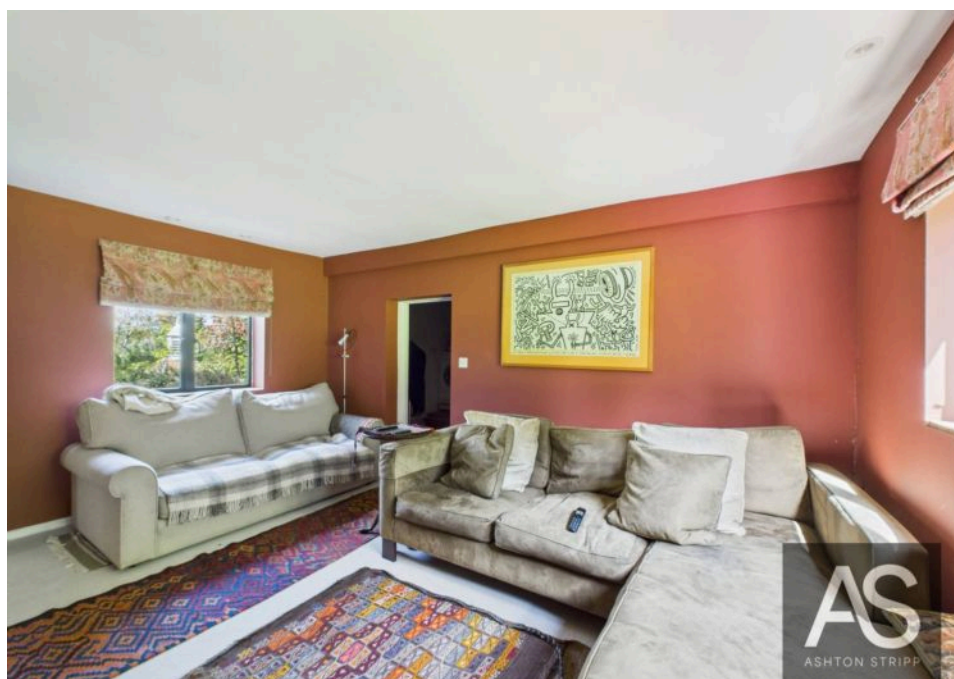
Privately set yet well connected, the house is just 10 minutes from Battle with its schools, shops, cafés and mainline station to London Charing Cross, close to Catsfield village, and only 12 minutes from the coast at Bexhill-on-Sea — a rare blend of seclusion, convenience, and lifestyle.



- Set in 4.5 acres and comprehensively renovated in 2022, including new roof, heating, electrics, plumbing, high-spec insulation and double-glazed windows.
- Aluminium Crittall-style glazing throughout.
- Open-plan kitchen/dining/living space with copper-topped island, granite worktops, full-width glazed wall and inglenook fireplace with log burner.
- Six bedrooms over three floors, including a principal suite with en-suite and exposed beams, plus a flexible ground-floor en-suite bedroom ideal for guests or an annex.
- Character features including exposed beams, herringbone parquet flooring and oak doors.
- Plunge pool and sandstone terrace, two entrances, ample parking, two garden sheds, and just 10 minutes from Battle with excellent schools, village amenities and direct trains to London.



A beautifully renovated country home set in 4.5 acres, offering stylish open-plan living, six bedrooms across three floors and a wealth of character features. Completed to a high specification in 2022, the property combines contemporary design with period charm, complemented by landscaped outdoor space, a plunge pool and an excellent location just 10 minutes from Battle with strong transport links to London.



<p>Floor 0 Building 1</p>	<p>Floor 1 Building 1</p>	<div data-bbox="1382 486 1476 568"> </div> <div data-bbox="1347 819 1513 965"> <p>Approximate total area⁽¹⁾</p> <p>2887 ft²</p> <p>268.4 m²</p> <p>Reduced headroom</p> <p>169 ft²</p> <p>15.7 m²</p> </div>
<p>Floor 2 Building 1</p>	<p>Floor 0 Building 2</p>	
<p>Floor 0 Building 3</p>		

(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.

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