







Henley Down House Bungalow and Barn, Henley Down

Catsfield

Transform two buildings into a four-bedroom, single-story home with two en-suites and vaulted ceilings in kitchen and living room. Offers garden access, privacy, and a peaceful rural location close to amenities and transport.

Council Tax band: TBD

Tenure: Freehold

- Conversion opportunity for a four-bedroom home.
- Single-story layout with open-plan kitchen and dining
- Living room with vaulted ceilings and garden access
- Two bedrooms feature en-suite bathrooms
- Additional two bedrooms share a separate family bathroom
- Accessed via a shared driveway ensuring privacy
- Close to Catsfield, Crowhurst, Battle and Bexhill
- Large front garden providing ample outdoor space
- Potential to negotiate for extra outbuilding and land





Explore the potential of converting two existing buildings into a four-bedroom, single-story home in the quiet area of Henley Down. This project offers the foundation for a spacious residence with a practical design that incorporates modern living needs. The whole site is estimated to be 0.25 of an acre (tbv) A separate detached barn is included in the sale.

Design and Layout

The proposed layout includes an open-plan kitchen and dining area with vaulted ceilings, leading into a living room of similar design. Large doors from the living room provide access to the garden, blending indoor and outdoor spaces. The home is planned to include four bedrooms, two with en-suite bathrooms and direct access to a patio and decking area. A separate family bathroom is also included in the design.

Parking

There is parking available for two vehicles.

Services

There is currently mains electric and mains water to the property via the main house. These would need to be separated.

Location and Accessibility

The property is accessed by a shared driveway with the neighbouring property, ensuring privacy. It is near the villages of Catsfield and Crowhurst, with convenient access to the market town of Battle and Bexhill beach front. Commuting options are favourable, with two mainline stations that connect to London.

Outdoor Space and Privacy

Set on a substantial plot, the property offers a large garden area at the front, providing ample space for outdoor activities and privacy from neighbours.



Local Amenities

The location benefits from proximity to well-regarded schools and local amenities, supporting a comfortable lifestyle with access to shops, restaurants, and leisure facilities. Battle train station is 3.8 miles away, Crowhurst station is 2.3 miles away and Bexhill train station is 4.3 miles away.

Project Potential

This property represents a chance to develop a personalized home in a sought-after rural setting. It offers flexibility in design and the possibility for future expansion or customization.

RR/2024/123/P

