



Henley Down House and Colt Bungalow Plot, Henley Down, Catsfield

£1,500,000 Freehold

Elegant country home in 5 acres with plunge pool, annex potential, garage, and Colt bungalow with conversion.
Near Battle with shops, schools, and direct trains to London.

Council Tax band: G

Tenure: Freehold



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Set within **5 acres of mature, landscaped gardens**, Henley Down House combines character, comfort and exceptional potential. The beautifully renovated **five-bedroom main house** sits alongside a detached outbuilding – a former **Colt bungalow** with **granted planning permission** to create a separate **four-bedroom single-storey residence**, ideal for multigenerational living, guests or a private retreat. The Colt, garage, and barn can also be sold **separately with 0.5 acre** if desired.

Main House

Fully renovated in **2022**, the property benefits from a **new roof, heating system, rewire and plumbing, high-spec insulation, and aluminium Crittall-style glazing**.

A spacious entrance hall with herringbone parquet and exposed beams leads to a second hallway with rustic brick flooring. To the right, a bright dual-aspect living room connects to a utility area and a **ground-floor double bedroom with en-suite**, perfect as an annex or guest wing.

A secondary porch, guest WC, and a flexible office/snug with patio access offer additional convenience.

To the left, the heart of the home opens into a stunning **open-plan kitchen/dining/living space** with triple-aspect glazing, a sandstone terrace, a log-burning inglenook fireplace, a copper-topped island, shaker cabinetry, granite worktops and Bosch induction hob.

Upstairs, the **main bedroom** enjoys garden views and a stylish en-suite. Three further doubles with character features share a family bathroom. The second floor provides another double bedroom plus a flexible storage/playroom/study.

Gardens & Grounds

Originally planted as an **Edwardian arboretum**, the grounds feature rare rhododendrons, mature native and exotic trees, wildflowers, and a charming fig orchard. A sandstone terrace wraps around the house, leading to a **plunge pool**. Open lawns and lightly wooded areas offer space for children, animals, or potential equestrian use (STPP). Two driveways provide generous parking.

Detached Outbuilding – Approved Conversion

Directly off the main drive, the Colt bungalow and an adjacent structure have approved plans for a **four-bedroom contemporary home** with vaulted-ceiling kitchen/dining room, spacious living area opening to the garden, two en-suite bedrooms with private patio access, and two additional bedrooms with a shared bathroom. This would make an ideal guest house, multigenerational home, holiday let, or work-from-home base.

A **detached barn** offers further storage, workshop potential or future development (STPP). The conversion plot covers **approximately 0.5 acre** (to be verified).



- Set in 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
- Traditional inglenook fireplace with log burner – a warm centrepiece to the living space.
- Open-plan kitchen/dining/living space with copper-topped island, granite worktops, and full-width glazed wall to garden.
- Conversion opportunity for a four-bedroom home.
- Character features throughout, including exposed beams, herringbone parquet flooring, and oak doors.
- Recent updates including double-glazed windows and new roof (both 2022).
- Six bedrooms across three floors, including a generous main suite with en-suite and beams.
- Two entrances and ample parking, plus two garden sheds for practical storage.



Set in peaceful countryside yet just a 10-minute drive from the historic market town of Battle, Henley Down offers a lifestyle that blends seclusion with strong connections. Battle's characterful high street features independent shops, cafés, and restaurants, while Battle station provides direct trains into London Charing Cross. Well-regarded local schools include Claverham Community College, Battle Abbey School, and Battle & Langton Primary.





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