



**hamlyn  
smith.**

Stag Close, Henfield, BN5 9HG

OIEO £725,000



# hamlyn smith.

 5 Bedrooms

 4 Receptions

 2 Bathrooms

Stunning, detached, five/six bedroom property in Henfield. Two reception rooms and a kitchen/breakfast room. South-west facing garden. Garage.

- Detached Family Home
- Five / Six Bedrooms
- Large Driveway For Multiple Cars
- Garage
- South / West Facing Garden
- Good Sized Proportions Throughout









# hamlyn smith.

 50 Goldstone Villas, Hove, BN3  
 3RS  
 01273 762222  
 hello@hamlynsmith.co.uk

A wonderful opportunity to buy this detached, five/six bedroom property in Stag Close, on the market with Hamlyn Smith. The house has an enviable position at the far end of a quiet close, with a gorgeous south-west facing garden, off-street parking and a garage.

On the ground floor, a wide entrance hall welcomes you, with the main living room to your left. Amtico flooring extends from the hall into the living, kitchen and dining areas, giving continuity to the separate spaces. The beautifully presented living room is a double aspect room running the full depth of the house, with double doors onto the garden. The spacious kitchen/breakfast room is also positioned overlooking the garden. The kitchen is fitted with white, gloss units and has a five-burner gas hob, and a double oven. The adjacent utility room allows the washing machine to be kept out of the kitchen and also has space for a dishwasher and fridge-freezer. In front of double doors onto the garden there is a large area for a dining table. A further formal dining room is off the entrance hall, and leads onto a room currently used as a home office. This part of the house almost feels like a separate annexe and lends itself to a variety of configurations. Given the generous space in the kitchen/breakfast room for dining, the formal dining room could be used instead as a family room, or games room. Alternatively, these two rooms could be perfect for someone running a business from home, or someone who wants a downstairs bedroom suite. There is a WC with sink adjacent.

As you climb the turning staircase to the first floor you arrive on a fantastic square landing, with the glass and timber stair balustrade as its centrepiece. Three double and two single bedrooms are arranged off the landing, with the smallest bedroom currently being used as a dressing room. The main bedroom is a lovely room with an outlook over the garden, fitted wardrobes, and an ensuite bathroom, with a shower over the bath. There is a further family bathroom on this floor and a large airing cupboard off the landing. Outside is a pretty south-west facing garden with a lawn, a timber deck and mature planting. At the front of the house there is room for parking and a garage. There is also a gate to the side of the garage which leads to a passageway around the side and back of the property to the garden, with doors directly off the passageway to the downstairs office and the utility room.

Henfield is a large, thriving village, just to the north of the South Downs National Park. The Downs Link cycle and footpath passes through the outskirts of the village, running from Shoreham to Guildford. After a long walk, pop in to the Cabin at Berretts Farm, for tea, coffee cake, and fantastic views. They even do pizza evenings in the summer months! Henfield has a wide range of shops, four pubs and numerous cafes, its own school, a public library and its own local museum.



**GROUND FLOOR**  
**Approximate Floor Area**  
 1113.95 sq ft  
 (103.49 sq m)



**FIRST FLOOR**  
**Approximate Floor Area**  
 825.80 sq ft  
 (76.72 sq m)

