



**hamlyn
smith.**

Dagbrook Lane, Henfield, BN5 9SH

£1,250,000

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 5 Bedrooms

 2 Receptions

 3 Bathrooms

Stunning, five bedroom, detached house on the outskirts of Henfield on Brookside Farm, with spectacular views to the west over farmland. Brand new throughout, built on the footprint of an old farm building which sits in a plot of land around a acre, with more available.

- Newly built 5 bedroom family home
- Stunning views across the South Down National Park
- Rural location setting within walking distance of village amenities
- The house sits in a plot of land around a acre, with more available.
- EV charging
- Solar panels with battery
- No onward chain
- EPC rating A-96





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Hamlyn Smith are delighted to present to the market this superb, newly built, detached house, with five bedrooms and three bathrooms. The living room, kitchen, and master bedroom all have spectacular views over farmland towards the west.

The front door of the house opens to a light and spacious entrance hall, with Amtico flooring. On the west side of the house there is a large open plan kitchen/living/dining room, also with Amtico flooring and with bifold doors which open to the patio from where there are beautiful views of the Sussex countryside. The kitchen has an exposed brick wall, with black units, integrated appliances and a Belling stove. Also on the ground floor is the utility room where there is a washing machine, dryer, a sink and plenty of storage. This room has its own door to the outside, making it an ideal stopping off point when you return with muddy boots from walks on the South Downs. Two of the bedrooms are on the ground floor. One is a guest bedroom with an ensuite shower room, the other is envisaged as a study but would equally well make a fifth bedroom. A downstairs WC is located off the entrance hall.

Upstairs the master suite has been designed with the views in mind. A half-wall is positioned opposite the bi-fold doors which allow for a bed to stand facing the windows. There is a walk-in wardrobe with storage and an ensuite shower room with twin sinks set in a vanity unit. Finally on the first floor there are two more generous double bedrooms and a family bathroom.

Henfield is an enduringly popular village, set in the beautiful Sussex South Downs, but only a twenty-minute drive from Brighton & Hove. It has a bustling High Street, with a range of independent shops as well as a public library, pubs and numerous cafés. Henfield has its own primary school and is popular with young families looking for more space outside of Brighton. There are exceptional opportunities for walking and cycling in the local area, on the Downs Link path either towards Shoreham and the coast or inland towards Guildford.



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TOTAL FLOOR AREA: 2680 sq.ft. (249.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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