



**hamlyn
smith.**

Windmill Lane, Henfield, BN5 9UW

OIEO £800,000

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 5 Bedrooms

 3 Receptions

 3 Bathrooms

An elegant, four-bedroom, period home, hidden away on a leafy lane in Henfield. Beautifully designed and presented. Additional fifth bedroom with its own entrance, kitchenette and shower room. Garden and outbuilding.

- An exceptionally beautiful, four-bedroom home
- Arranged over four floors, with a self contained 1 bedroom apartment
- meticulously renovated, with original period features
- Large garden with workshop
- Parking for multiple cars
- A true gem, and must be viewed.








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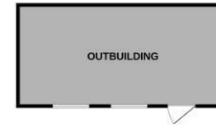
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Highcroft, Henfield



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

HIGHCROFT

TOTAL FLOOR AREA: 1604sq.ft. (149.0 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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Hamlyn Smith are delighted to present this exceptionally beautiful, four-bedroom home in Henfield. A fifth bedroom on the lower ground floor is currently providing a rental income, and is self-contained, accessed through its own front door, with a shower room and kitchenette.

The house is semi-detached and arranged over four floors. The front entrance is set back from the lane, with a lawned front garden, and steps up to the main entrance on the raised ground floor. To the left of the front door is the original pull-doorbell. Once inside, the entrance hall is light and welcoming; in front of you, a staircase with a sisal stair runner, rises to the first floor, and through a door to your left is your first glimpse of the dual-aspect reception room, which overlooks gardens to both the east and the west. The centrepiece is a stunning fireplace and in the back half of this room there are built-in cabinets on either side of the chimney breast.

The kitchen breakfast room is on the lower ground floor of the house, with doors which open to a patio and seating area. This is a very generous room, with space for a large table, and a Falcon range cooker. There a butler sink, an integrated dishwasher, integrated fridge and integrated freezer. The handmade bespoke units are in a shaker style and there is a cupboard with an electrical socket in which to house and hide the microwave. Just off the kitchen is a utility room for housing the washing machine and dryer.

A separate entrance on the lower ground floor opens to a hallway from where the fifth bedroom, shower room and kitchenette can be accessed. This area is beautifully decorated like the rest of the house, and there is still a door through to the kitchen/breakfast room and the main house.

Outside is a charming, courtyard-style garden, with brick paviors, a bay tree and a fig tree, both of some age. Steps lead down to a lower patio, outside the kitchen. There is also a sizeable, brick-built outbuilding.

On the first floor are three bedrooms and a bathroom. As you arrive at the top of the stairs on the first floor landing, you are in a bright and open space, with wooden floors which continue into two of the bedrooms. The bathroom has twin hand-basins and there is a shower over the bath. At the top of the house, a spacious main bedroom has been created in the former loft space. This room is a calm and luxurious haven, with its own south-facing balcony and an ensuite shower-room. This room has several storage cupboards and wardrobes.

Moments from the house, you can join the Downs Link path, which follows the route of a disused railway line and is enjoyed by walkers, cyclists and horse riders. Henfield village is a short walk away, where there is a wide variety of local shops, pubs and cafés, as well as a library and post office. Henfield also has its own primary school, and a medical centre. A short drive over Devil's Dyke brings you to the outskirts of Brighton in only 15 minutes.

