



hamlyn  
smith.

Church Street, Henfield, BN5 9NU

Guide price  
£1,000,000 - £1,100,000



# hamlyn smith.



4 Bedrooms



4 Receptions



4 Bathrooms

**\*\*Guide price £1,000,000 - £1,100,000\*\***

Lych Gates is a substantial detached four-bedroom home in Henfield, set within a beautifully landscaped garden that enjoys views of the parish church of St Peter's. The property includes a self-contained annexe, which is currently used as a holiday let. Hamlyn Smith are pleased to bring this unique home to the market for the first time in many years.

- Substantial detached family home
- Self contained annex
- South facing garden
- Stunning view over Henfield Church
- Moments from local amenities
- Driveway and car port
- EPC rating - E
- Council tax band - G











Located on Church Street, the house is approached via a private driveway bordered by mature trees, leading to a secluded front garden and parking area for several vehicles. The red-brick exterior and attractive entrance porch create a welcoming first impression. Inside, the spacious main hall leads to a well-proportioned living room, extending over five metres, with windows on three sides and double doors opening onto the garden. A cast-iron fireplace with decorative tiles provides an elegant focal point. Across the hall is a downstairs WC and the formal dining room which overlooks the garden, and opens to the kitchen/breakfast room. Beyond the dining room, an additional reception room with a conservatory-style glazed roof provides a bright space to enjoy the garden year-round, with double doors which can be opened onto the patio in the summer months.

The kitchen/breakfast room is fitted with cream units and includes space for a five-burner Rangemaster stove alongside integrated appliances including a fridge freezer and Siemens dishwasher. A separate utility room offers space for a washing machine and tumble dryer, an additional sink, water softener, and useful storage. The side patio of the house can also be accessed from the kitchen.

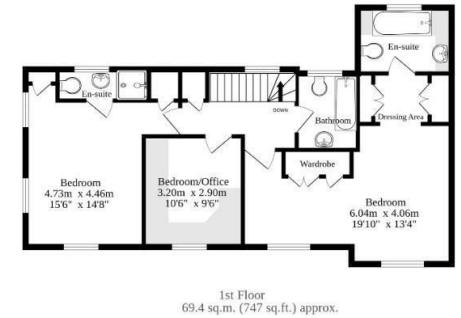
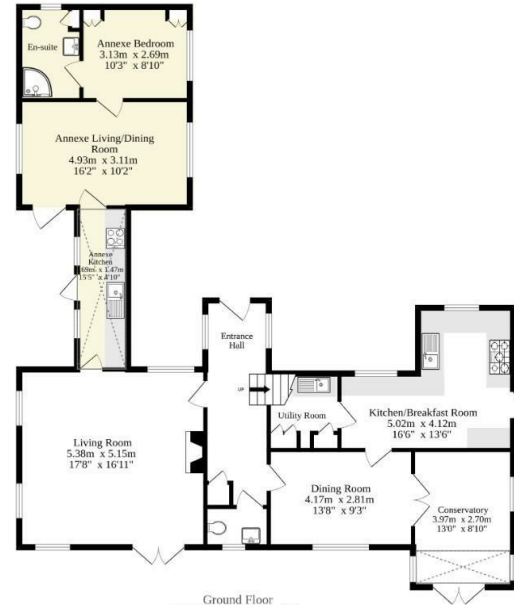
The gardens wrap around the house and have been thoughtfully landscaped, with stone pathways, patio areas, and brick-edged raised beds filled with mature shrubs and trees. A large lawn extends at the rear, while seating areas on either side of the house provide peaceful spots to enjoy the surroundings, including a patio directly outside the annexe.

The annexe includes a comfortable living/dining room, a galley-style kitchen with a conservatory-style pitched glass roof, a good-sized double bedroom, and an en-suite shower room.

Upstairs, the three remaining double bedrooms are all generously proportioned. The principal suite includes a dressing area with built-in wardrobes and an en-suite bathroom, while large windows provide a magnificent view over the church grounds. A second spacious double bedroom also benefits from an en-suite shower room, with windows overlooking both the rear and side of the property. The third double bedroom is currently used as an office, featuring high-quality built-in cabinetry and desks. A separate bathroom includes a bath with a shower above, a hand basin, and a WC.

The house and annexe is double-glazed with Countryman Secure-by-Design windows and doors throughout and has a Potterton boiler with a hot water cylinder in the airing cupboard off the landing.

The oak Lych Gates at the rear of the property were built around 1890 and open directly onto Church Terrace leading down past the famous Cat House and also onto the church grounds. There has been a church at this location since the 8th century, although the original building no longer remains and was replaced by various building works between the 13th and 19th century. Henfield is a thriving village, on the edge of the South Downs National Park. The house is within walking distance of St Peter's Primary School, the GP surgery and dentists. The leisure centre has a gym and tennis courts and offers a variety of classes. Bus services run to Brighton, Worthing, Horsham and Burgess Hill. The Downs Link cycle and footpath passes through the outskirts of the village, running from Shoreham to Guildford. After a long walk, pop into 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, a Sainsbury's Local, several pubs, cafés and a public library. Just over a mile to the north, Sussex Prairie Garden is an eight acre naturalistic garden, open to the public, which also runs creative courses, and holds musical events and markets.



TOTAL FLOOR AREA : 189.2 sq.m. (2036 sq.ft.) 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.

Made with Metroplan ©2025

