



hamlyn  
smith.

Mallard Way, Henfield, BN5 9HF


£850,000



# hamlyn smith.

 5 Bedrooms

 4 Receptions

 2 Bathrooms

A substantial and beautifully presented five-bedroom detached home on Mallard Way, Henfield, with a superb garden, off-street parking, and a double garage.

- Substantial family home
- Detached
- Double garage
- Open plan kitchen/diner
- Immaculately presented throughout
- EPC rating - D
- Council tax band - G









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The front door opens into a porch with space for coats and shoes, leading into a spacious central hallway finished with luxurious Karndean flooring that continues through both reception rooms. To the right is a light and welcoming dual-aspect living room stretching the full depth of the house, with double doors opening onto the garden. The room includes a modern remote-controlled electric fire with sleek bespoke cabinetry on either side.

On the opposite side of the hallway, a second reception room provides flexible space for a TV room, playroom, home office or formal dining room.

At the rear of the house, the kitchen/breakfast room opens to a generous conservatory. The kitchen is designed in a smart white finish with granite worktops and a full range of integrated appliances, including two Neff ovens (one with microwave and grill), a warming drawer, electric hob, Bosch dishwasher and fridge freezer. The dining area connects through double doors to the conservatory – a fantastic six-metre wide space currently used as a games room, equally suited as an additional lounge overlooking the garden.

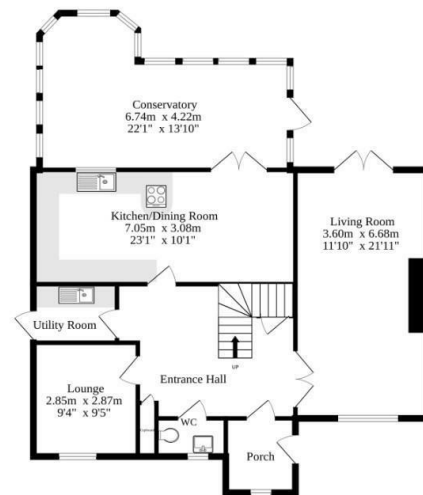
The garden is a dream for any family or keen gardener, with mature willow, magnolia and apple trees surrounding the lawn, and a spacious patio ideal for outdoor dining. A plum tree in the front garden produces abundant fruit in August.

A separate utility room sits just off the kitchen, with space for both washing machine and dryer, additional storage, and worktop space. The Vaillant boiler is located here. Also on the ground floor are a coat cupboard and a downstairs WC.

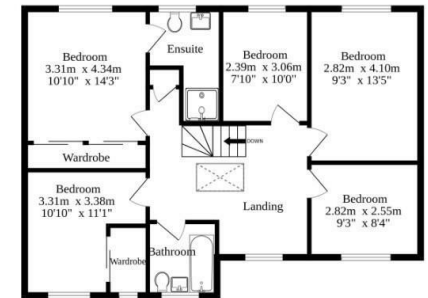
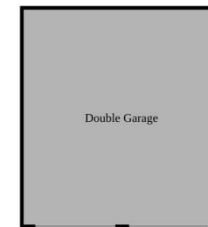
Upstairs, a generous central landing leads to five bedrooms. The principal bedroom enjoys garden views, fitted wardrobes and a stylish en-suite shower room, finished with white metro tiles, black fittings, and an Aqualisa waterfall and handheld shower. Two further bedrooms also overlook the garden, while the other two are at the front of the house, one of which includes fitted wardrobes. The main bathroom is finished with large-format tiles, a vanity unit, and a shower over the bath.

There is a large loft with pull-down ladder for storage, and outside, the front driveway provides space for several vehicles, alongside a double garage and an EV charging point. The house also benefits from CCTV.

Mallard Way is within easy reach of Henfield's excellent local amenities. St Peter's Primary School, the GP surgery and the dentist are all within walking distance, along with the leisure centre, which includes a gym, tennis courts, and a variety of classes. Regular bus services connect Henfield to Brighton, Horsham and Burgess Hill. The Downs Link cycle and footpath runs along the edge of the village, offering scenic routes from Shoreham to Guildford. Nearby Berretts Farm is a great place to stop for coffee, cake or pizza evenings in summer. The village also has a wide range of independent shops, a Sainsbury's Local, cafés, pubs and a public library.



Ground Floor  
102.2 sq.m. (1100 sq.ft.) approx.



1st Floor  
76.5 sq.m. (824 sq.ft.) approx.

Mallard Way

TOTAL FLOOR AREA : 178.7 sq.m. (1923 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.

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