



hamlyn
smith.

Staples Barn, Henfield, BN5 9PP

OIEO £550,000

hamlyn smith.



3 Bedrooms



3 Receptions



2 Bathrooms

A fantastic three-bedroom house in an idyllic setting, with far-reaching views of the South Downs and open fields at the end of a beautiful 100ft garden.

- A fantastic three-bedroom house
- 100 Ft Garden
- Far reaching views across the countryside.
- Driveway for multiple cars
- Garage/Workshop
- Beautifully decorated throughout
- No onward chain





hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

Arranged over three floors, this spacious end-of-terrace home on Staples Barn, Henfield, is tucked away from the road behind a generous driveway with off-street parking for multiple vehicles. The interior has been thoughtfully configured to provide a series of versatile reception rooms, with a natural flow that lends itself to both everyday family life and entertaining.

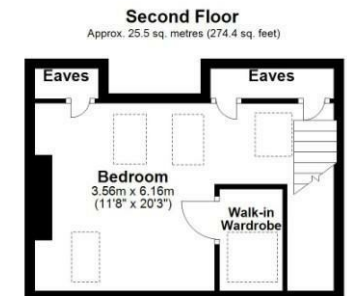
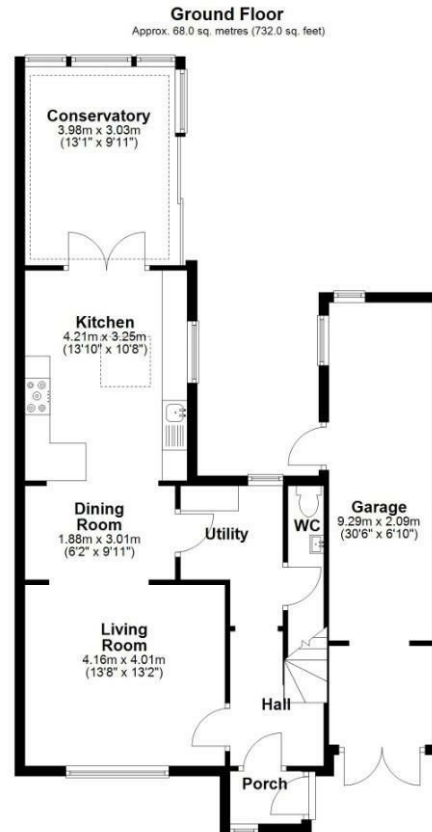
The entrance porch provides practical space for shoes and boots, leading into a welcoming hallway. To the left, the main living areas begin with a comfortable sitting room at the front of the house, centred around an open fireplace with an exposed brick chimney breast. Moving through to the rear, the dining room and kitchen are connected by wide openings that give an open-plan feel while retaining the charm of individual rooms. At the far end, double doors lead to a light-filled conservatory - creating a fourth reception area that looks out over the garden.

The kitchen is well laid out, with space for a range cooker (with an extractor above), a butler sink, and ample room for an American-style fridge freezer and a dishwasher. A separate utility area currently functions as a hair salon and houses the Worcester Greenstar HE boiler. There is also a ground-floor WC with a handbasin.

On the first floor, a bright landing with a side window leads to two well-proportioned double bedrooms and a family bathroom. The bathroom features a white suite, a shower over the bath, a wall-hung vanity unit, WC, and chrome fittings including a heated towel rail. The second floor is home to a spacious double bedroom with Velux windows framing spectacular countryside views, along with a walk-in wardrobe.

The garden is exceptional, extending to approximately 30 metres (100 feet) and backing directly onto open fields. It has a series of inviting seating areas, including a raised deck at the far end, designed to take full advantage of the rural views. Mature trees such as oak and hawthorn surround the fields. Closer to the house, there's a flagstone patio and additional spots for outdoor dining and relaxation. The central lawn is punctuated by a graceful silver birch, and there's both a summer house and a shed. The garage, accessible from the garden, provides excellent storage or could serve as a workshop. The house is double-glazed throughout and presented in excellent condition.

Henfield is a thriving village on the edge of the South Downs National Park, with a strong sense of community and a wide range of amenities. These include a primary school, GP surgery, dentist, and a leisure centre with gym, tennis courts and fitness classes. The High Street is home to independent shops, cafés, pubs, a library, and a post office. Excellent transport links provide easy access to Brighton, Horsham and Burgess Hill via regular bus routes. For outdoor enthusiasts, the Downs Link offers picturesque walking and cycling routes through the countryside to Shoreham and the coast or inland towards Guildford.



Total area: approx. 130.3 sq. metres (1402.9 sq. feet)

Garage is excluded from square meterage
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

