



**hamlyn
smith.**

Carselands, Brighton Road, Woodmancote, Henfield

£900,000

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 4 Bedrooms

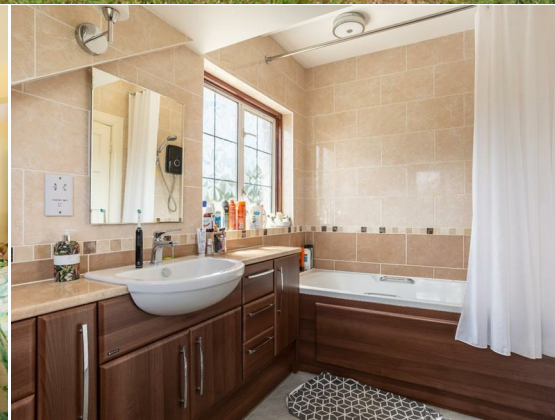
 3 Receptions

 2 Bathrooms

Guide Price £900,000 - £950,000

A substantial four-bedroom detached house in Woodmancote, set within extensive, mature gardens. Built in 1928 and owned by the same family for the past fifty years, the property has been significantly extended and offers a wealth of spacious, versatile accommodation. Notable features include a remarkable eight-metre living room and a conservatory of comparable proportions. A generous driveway provides parking for several vehicles and leads to an attached garage.

- A substantial four-bedroom detached house
- Large gardens wrap around the property, with established lawned areas
- Built in 1928 and owned by the same family for the past fifty years
- A contemporary kitchen and breakfast room
- Driveway & Garage





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The ground floor is arranged around a central entrance hall. The front door opens into a porch, with a cloakroom to the right, before leading into a wide hallway. A bay window overlooks the front garden, and this area is currently used as a dining space. Straight ahead lies the expansive living room, which is triple-aspect, with double doors opening to the garden and a second set leading into the conservatory. Measuring over eight by four metres, the conservatory is surrounded on three sides by garden and features three sets of external doors. While currently used for storage, it presents significant potential as an exceptional living or entertaining space. The room is tiled and benefits from central heating.

On the opposite side of the house, a contemporary kitchen and breakfast room extends the full depth of the property, with a utility room accessed from the side. The kitchen occupies the rear of the room, with a door to the garden, while the front section provides ample space for a large dining table. Integrated Neff appliances include a dishwasher, full-height fridge, fan oven with grill, microwave combination oven with warming drawer, and induction hob. The utility room has space for a washing machine, tumble dryer, and freezer, and provides further direct access to the garden.

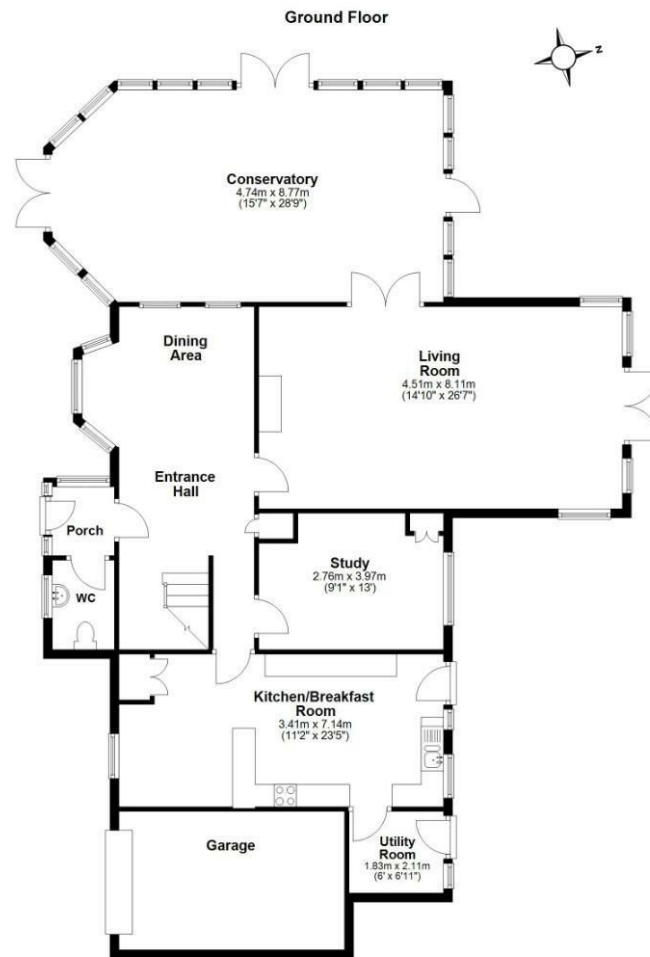
The gardens wrap around the property, with established lawned areas and a variety of mature trees providing privacy and a picturesque setting. To the south, there are horse chestnut and sweet chestnut trees, with young oak trees elsewhere in the garden. A cherished apple tree, damaged in the storms of 1987, continues to bear fruit annually.

Also on the ground floor is a well-proportioned study, enjoying views across the rear garden. A turning staircase rises from the central hall to the first floor, where there are four bedrooms and two bathrooms. The principal suite includes a six-metre bedroom with both east and west-facing windows, a walk-in wardrobe with garden views, and an en suite bathroom fitted with built-in vanity units, an inset handbasin, and a WC with concealed cistern. The remaining three bedrooms all include built-in storage; one also has access to eaves storage. These bedrooms are served by the main bathroom, which features a built-in vanity unit with counter, inset basin, and a bath with shower over.

The house is heated by an external oil-fired boiler, with hot water supplied via an immersion heater. Drainage is managed by a cesspit, emptied annually.

Woodmancote lies two miles south-east of Henfield, on the edge of the South Downs National Park. Henfield provides a wide range of amenities including a primary school, GP surgery, dental practice, and a well-equipped leisure centre with gym, tennis courts, and regular classes. The thriving High Street offers independent shops, cafés, traditional pubs, a library, and a post office. Excellent transport links include bus services to Brighton, Horsham, and Burgess Hill. For outdoor enthusiasts, the Downs Link offers scenic walking and cycling routes to Shoreham and the coast, or inland to Guildford.

Local leisure options include Singing Hills Golf Club, The Dyke Golf Club, and Wickwoods Country Club. Hassocks station is approximately 15 minutes away and provides regular Southern and Thameslink services to London Victoria, London Bridge, Bedford, Brighton, Littlehampton, and Worthing. Road connections are equally strong, with easy access to Brighton, Gatwick and beyond via the A23 and A27.



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First Floor



Total area: approx. 244.3 sq. metres (2629.7 sq. feet)

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.

