



hamlyn
smith.

Cagefoot Lane, Henfield, BN5 9HD

£950,000 - £995,000

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 4 Bedrooms

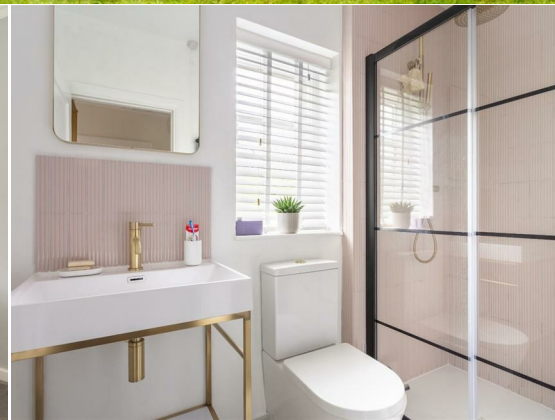
 2 Receptions

 3 Bathrooms

Guide Price £950,000 - £995,000

West Park House is a substantial four-bedroom semi-detached house on Henfield's highly desirable Cagefoot Lane. The property has over 150 square metres of accommodation with excellent ground-floor living space, a beautifully established south-facing garden, and parking for several vehicles as well as a garage. Originally part of a larger residence built in the early 20th century, East and West Park House were created when the house was divided in 1985. The house has been completely modernised by its current owners and is stylishly presented in a contemporary palette.

- A beautifully presented family home
- Four double bedrooms
- South facing garden
- Highly desirable & private road
- Large driveway & garage
- A substantial loft space has the potential to accommodate a further large bedroom (STNC)
- Three bathrooms & additional downstairs cloak room
- No onward chain





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Set back from Cagefoot Lane and surrounded by trees, the house has a gravel drive and wide side access to the garage, which is located behind the house. A porch shelters the front entrance and the smart front door, with stained glass panels, opens to a generous, light-filled entrance hall. Elegant oak herringbone parquet floors extend through to the reception areas and draw the eye down the hall to the dining room, where there are glimpses of the garden beyond.

To the left of the entrance hall, the kitchen is positioned at the front of the house. This contemporary-style kitchen has handleless cabinetry in olive green, with a satin finish and brass details, complemented by the brass finish on the sink and a Lusso boiling water tap. There is space for a breakfast table in the bay window. The earthy tones and simple lines combine to make this a peaceful and understated, elegant room. Smeg integrated appliances include a dishwasher, six-burner induction hob with extractor hood and a double oven. There is also an integrated fridge freezer and a wine cooler.

Off the hallway there is a downstairs WC, a utility room and storage cupboards, as well as a door providing access to the driveway at the side of the house. A boiler cupboard houses the Potterton Kingfisher boiler and there is an airing cupboard with immersion heater upstairs. A pump has also been fitted to ensure good pressure in the showers. The boiler has been regularly serviced.

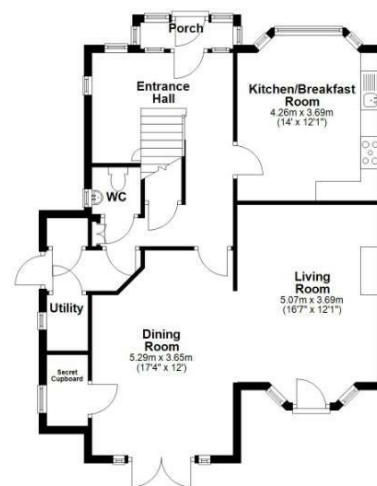
Across the rear of the house, with a serene outlook over the gardens, there is a living room and dining room. The rooms are open to each other, creating a reception area that feels expansive, yet has well-defined areas for relaxing or dining. Double doors from the dining room open to the garden, while a further door from the living room provides direct garden access. Once again, the oak herringbone floor flows seamlessly between the two rooms and the living area is arranged around the wood-burning stove. Off the dining room, there is a secret cupboard hidden behind a bookcase.

The south-facing garden has a large lawn surrounded by mature trees and shrubs. There is an apple tree, and a vine that fruits abundantly climbs around the dining room doors. A pergola with climbing plants has an area for seating underneath, and there is a wildlife pond. Upstairs, the house has four well-proportioned bedrooms, a family bathroom and two shower rooms, one en suite. Two of the bedrooms, including the principal bedroom, have garden outlooks, and the remaining two are at the front of the property. The main bathroom has a large bath and a Heritage traditional-style handbasin with upstand, set in a vanity unit. The main shower room features beautiful reeded ceramic tiles in a soft pink, with brass details; the modern rectangular handbasin is set on a brass stand. The shower, also in a brass finish, has dual shower heads, including both waterfall and handheld fittings. The Crittall-style shower screen is in matte black and is complemented by a black vertical designer radiator. The entire house is immaculately presented and decorated, with additional touches including designer column radiators. The house benefits from double glazing throughout, with the exception of a couple of small windows in the utility area. There is also an alarm system. A substantial loft space has the potential to accommodate a further large bedroom and bathroom, subject to the necessary consents.

Cagefoot Lane is a quiet, tree-lined lane moments from Henfield's bustling high street. The village sits on the edge of the South Downs National Park and has a thriving community with a range of independent shops, cafés, pubs and a Sainsbury's Local. The leisure centre has a gym, tennis courts and offers various classes. The Downs Link cycle and walking trail passes through the village, and The Cabin at Berretts Farm is a popular stop for tea, coffee and cakes. Regular bus services link Henfield with Brighton, Horsham and Burgess Hill. The A23 and Gatwick are easily accessible by road, and nearby Hassocks station (around 15 minutes by car) provides Thameslink and Southern services to London, Brighton and the south coast.



Ground Floor



Total area: approx. 151.0 sq. metres (1625.0 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.

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First Floor

