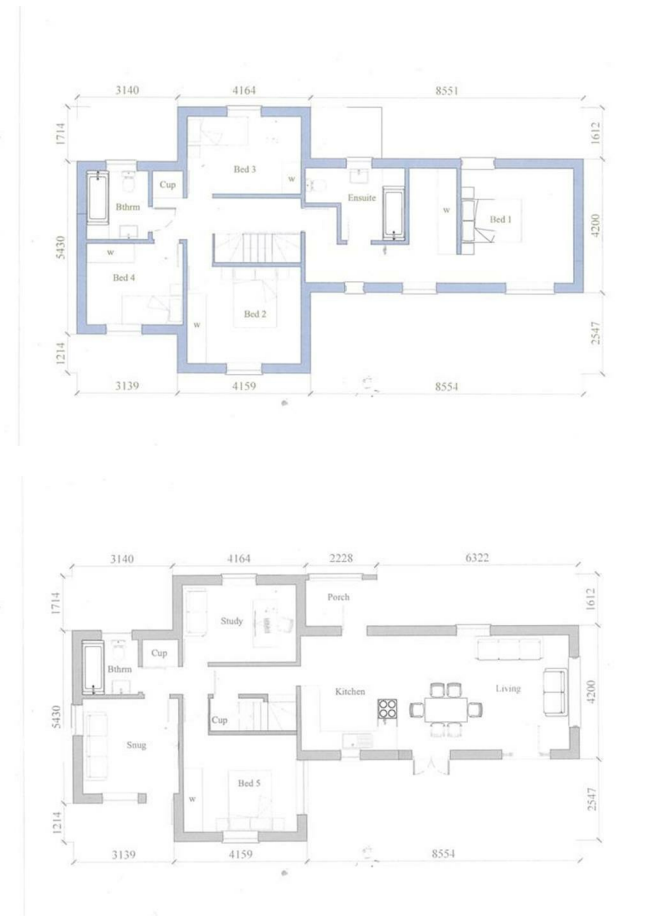




Roma Farm Cottage Wincham Lane  
Henfield, BN5 9AG



# Roma Farm Cottage Wineham Lane

Henfield, BN5 9AG

**Guide price £500,000**

A rarely available building project situated within the heart of the beautiful West Sussex countryside in Wineham. Permission has been granted to extend and enhance a single farm dwelling comprising a 'Colt' style timber framed bungalow. Part of the permission allows for a second storey and an extension of the existing footprint providing a 4 bedroom home..

The property benefits from an independent gated access from Wineham Lane and backs onto unspoilt countryside to the west. In all the plot extends to just over a 1/3 of an acre. Further details of the permissions can be viewed on Horsham District Council's planning portal with a reference of DC/23/1745

NB: Please note that independent services will need to be laid on.



- Rarely available building project
- Land backs west with fabulous countryside views
- Village of Henfield Within 4 miles
- Private gated Access
- Set in a glorious semi rural location
- Permission granted for complete remodelling and extension of farm workers bungalow
- Schools at Twineham Albourne & Henfield

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

