



FOSTER
& CO.

Furners Lane

Henfield, BN5 9HS

Guide price £2,175,000

The Paddocks is a stunning detached family home, which has been renovated and redeveloped to provide stunning luxury accommodation. Set along Furners Lane, yet central to Henfield High Street the property offers five bedrooms and almost 4,500 square feet of contemporary living space across three floors, while outside there is a spacious garden. The entrance hall provides an impressive welcome to the property with its porcelain floor tiles, which extend throughout the ground floor, and its staircase leading to a galleried first-floor landing. The ground floor has a useful study / reception room at the front and a spacious sitting room, while the heart of the home is the magnificent 45 ft kitchen, family area at the rear. Three sets of bi-fold doors connect the room to the outside space, with large ceiling lantern skylights also welcoming plenty of natural light. The kitchen is fitted with shaker-style units in grey, a central island with a breakfast bar, a range cooker and integrated appliances, while the spacious neighbouring utility room has further space for storage and appliances. The first floor has four beautifully presented double bedrooms, including the main bedroom with its dressing room and lavish en-suite bathroom. The remaining bedrooms are all en-suite, including the fifth bedroom, which is located on the second floor along with the fully equipped cinema room.

At the front of the property, security gates open onto a spacious gravel driveway with parking space for several vehicles. The rear garden features a beautiful patio area which is ideal for al fresco dining and entertaining guests, while there is also a level lawn extending to more than 100 ft and backing onto open fields beyond.

The garden includes several mature trees and established border hedgerows and shrubs, in all extending to 0.434 of an acre

The property is situated in the sought-after village of Henfield on the edge of the South Downs National Park. Henfield provides an assortment of local independent shops and amenities for everyday needs. For a more comprehensive range of amenities Brighton and Horsham are both within easy access by car and there is a regular bus service to both. For rail links, Hassocks (8 miles distance), Hayward's Heath (11 miles distance) and Horsham (11 miles) all provide fast and regular mainline services to London Victoria and London Bridge. There are also several excellent schools in the area including the outstanding-rated Upper Beeding Primary School, plus the independent Hurstpierpoint College.



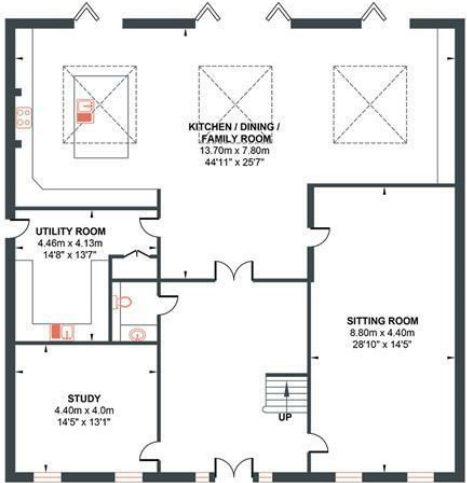
- Substantial Contemporary 5 Bedroom 5 Bathroom Detached House
- Impressive 45ft Kitchen, Living And Dining Area
- Principal Bedroom With Dressing Room And EnSuite Bathroom
- Quality Finish And Attention To Detail Throughout
- Electric Gated Access
- 4500sqft Luxuriously Appointed Accommodation
- Feature Staircase Leading to Galleried First Floor Landing
- Second Floor Fully Equipped Cinema Room
- Large Rear Garden Backing Onto Fields
- Located In A Quiet Lane Within Easy Reach Of The Village High Street

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	



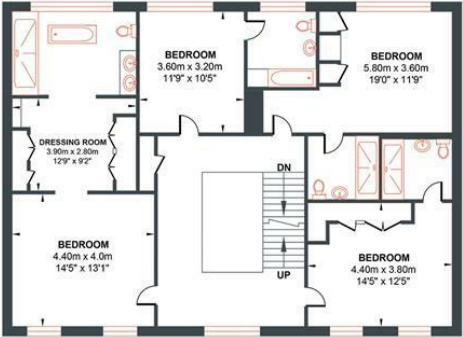
FURNERS LANE

Approximate Gross Internal Area = 413.0 sq m / 4445.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



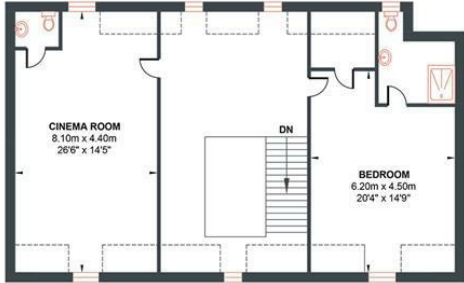
GROUND FLOOR

Approximate Floor Area
2073.12 sq ft
(192.60 sq m)



FIRST FLOOR

Approximate Floor Area
1491.55 sq ft
(138.57 sq m)



SECOND FLOOR

Approximate Floor Area
880.81 sq ft
(81.83 sq m)



