

# Stonepit Cottage Stonepit Lane

Henfield, BN5 9QU

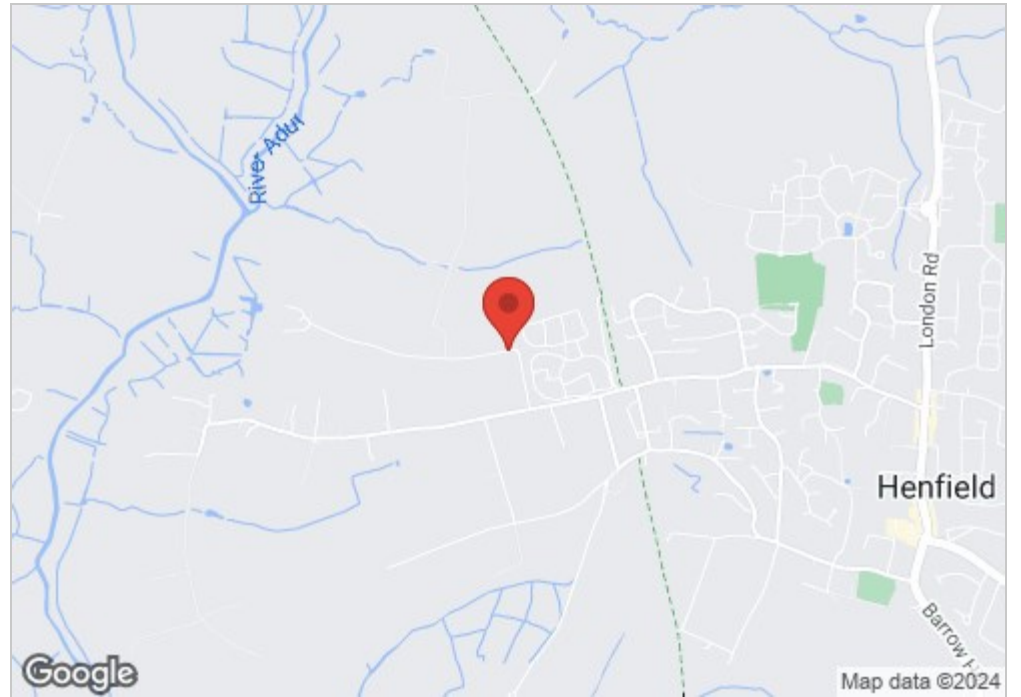
**£1,000,000**

Stonepit Cottage is an attractive detached property offering good sized family accommodation with scope for some improvement and benefitting from a One Bedroom detached annexe as well as detached double garage within the grounds that extend to almost an acre, and back onto to open fields, also with a range of buildings formally used as a cattery.

The house which was formed from a pair of semi detached cottages and now comprises five bedrooms, three bathrooms and a study on the first floor with 24ft kitchen / breakfast room, living room, dining room, conservatory, cloakroom and two utility rooms on the ground floor.

There is also the added benefit of a spacious one bedroom detached annexe and detached double garage, plus ample off road parking. A particular feature of the property is the generous sized private rear garden, mainly laid to lawn with several inset mature trees.

The property is located in a no through country lane on the Western side of the popular village of Henfield. Henfield village itself offers a range local shops, post office and village Inns plus library, primary school and sports centre. Hassocks main line railway station is approximately 7 away, whilst access to the A/M23 and Gatwick airport is easily accessible.



- Substantial Five Bedroom Detached House Set In Just Under An Acre
- Situated In A Semi Rural Location Off A Private Lane
- Offering Scope For Improvement
- One Bedroom Detached Annexe
- Beautiful Gardens Backing Onto Fields
- Detached Double Garage

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

## STONEPIT LANE

Approximate Gross Internal Area = 328.83 sq m / 3539.49 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

