













Rectory Cottage Brighton Road Henfield, BN5 9SR

Offers in excess of £1,750,000

A Delightful Detached Period Property Believed To Date From The Late 17th Century With Later Additions, In Secluded Gardens & Grounds Of Approximately 4.5 Acres With Tennis Court & Heated Swimming Pool.

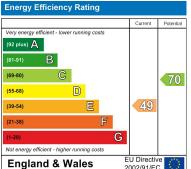
Rectory Cottage perfectly captures the timeless charm of a historic home. The main living area features a stunning inglenook fireplace, complemented by an abundance of exposed timbers that add warmth and charm throughout. The current owners have thoughtfully designed a superb bespoke hand made open-plan Kitchen, Living, and Dining Room on the eastern side of the cottage, creating a bright and inviting space perfect for modern family life and entertaining. Additional flexible spaces include a cozy Snug/TV Room and a further spacious reception room.

Outside, formal gardens surround the Cottage, with expanses of sweeping lawns, perennial shrubs and hundreds of spring bulbs. The outdoor living experience is enhanced by a heated swimming pool with paved surround and delightful al fresco dining space with pergola. To the southeast lies a versatile studio/office and beyond this, an all-weather tennis court. On the western side the expansive bluebell wood showcases a magical decked treehouse, with the enchanting setting completed by an orchard, a traditional working well, a cricket net, and direct private access into the adjoining deer park.

Quiet privacy and security are assured by a set of wooden electric gates and a long private driveway, setting the house well back from the road. The driveway culminates in a generous parking area equipped with an electric car charging point and a substantial double garage block, which includes useful loft space for additional storage.

Entrance Hall, Impressive 'L' Shaped Sitting Room with Inglenook Fireplace, Superb Kitchen / Living / Dining Room, Snug / TV Room, Further Reception Room, Cloakroom, Master Bedroom with Ensuite Plus Raised Lounge Area And Possible Dressing Room, 4 Further Bedrooms, Re Fitted Family Bathroom.

- Most Attractive 5 **Bedroom Detached** Property With 4.5 Acres
- All Weather Tennis Court
 Lovely Kitchen / Living /
- Beautiful Lounge With Impressive Inglenook Fireplace
- Heated Swimming Pool
- Dining Room
- Secluded Location Off The Brighton Road In Woodmancote

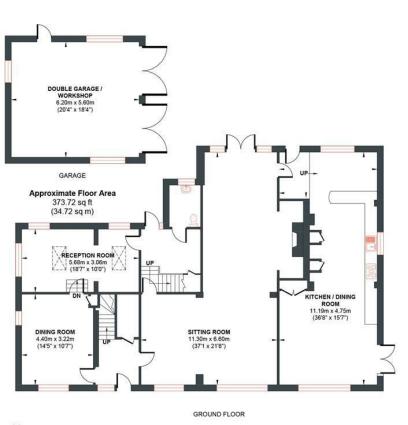




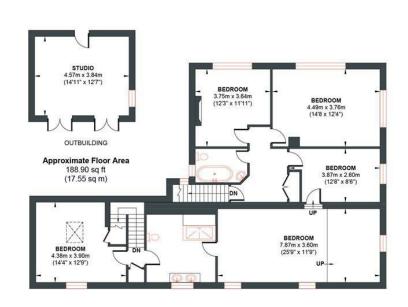


BRIGHTON ROAD

Illustration for identification purposes only, measurements are approximate, not to scale



Approximate Floor Area 1778.52 sq ft (165.23 sq m)



FIRST FLOOR Approximate Floor Area 1332.89 sq ft (123.83 sq m)

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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing. All measurements are approximate

