



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
- Beautiful Lounge With Impressive Inglenook Fireplace
- Heated Swimming Pool
- Lovely Kitchen / Living / Dining Room
- Secluded Location Off The Brighton Road In Woodmancote

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
	49	70

BRIGHTON ROAD

Approx. Gross Internal Floor Area (Excluding Garage & Outbuildings) 289.06 sq m / 3111.41 sq ft

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

DOUBLE GARAGE / WORKSHOP

6.20m x 5.60m

(20'4" x 18'4")

GARAGE

Approximate Floor Area

373.72 sq ft

(34.72 sq m)

RECEPTION ROOM

5.68m x 3.06m

(18'7" x 10'0")

DINING ROOM

4.40m x 3.22m

(14'5" x 10'7")

SITTING ROOM

11.30m x 6.60m

(37'1" x 21'8")

KITCHEN / DINING ROOM

11.19m x 4.75m

(36'8" x 15'7")

GROUND FLOOR

Approximate Floor Area

1778.52 sq ft

(165.23 sq m)

STUDIO

4.57m x 3.84m

(14'11" x 12'7")

OUTBUILDING

Approximate Floor Area

188.90 sq ft

(17.55 sq m)

BEDROOM

3.75m x 3.64m

(12'3" x 11'11")

BEDROOM

4.49m x 3.76m

(14'8" x 12'4")

BEDROOM

3.87m x 2.60m

(12'8" x 8'6")

BEDROOM

4.38m x 3.90m

(14'4" x 12'9")

BEDROOM

7.87m x 3.60m

(25'9" x 11'9")

FIRST FLOOR

Approximate Floor Area

1332.89 sq ft

(123.83 sq m)