



**8 Greenways**  
**Henfield, West Sussex, BN5 9TZ**  
**Guide Price £850,000 Freehold**

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ESTATE AGENTS

# **A Spacious Detached Family House Occupying a Corner Plot and Situated in a Highly Regarded Cul-De-Sac within the Village of Henfield. The Property Further Benefits from a Summer House, Orangery, Double Garage & Large Private Driveway.**

## **Situation**

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## **Description**

The accommodation comprises of entrance, large bright and spacious entrance hall with two large storage cupboards and downstairs cloakroom. Open plan living/dining/kitchen room. Large fitted modern fitted kitchen with breakfast bar and separate utility room with access to the orangery. Dining/living room with wood burning stove and two large windows looking over the front driveway. Beautiful orangery with bifold doors giving access to the rear garden and door to the family snug.

On the first floor, benefitting from a large landing area is the master bedroom with ensuite shower room, bedroom two and three with fitted wardrobes, and further fourth bedroom which is currently being used as a home gym. Family bathroom with both shower and bath.

At the front of the property is a double garage and large gravelled private driveway with parking for multiple vehicles. The rear garden has a large decked area with large covered seating area, Summer House, pizza oven and grassed area.

The property further benefits from an air source heat pump, solar panels and double glazing.

Council Tax Band - G

## **Property Misdescription Act 1991**

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

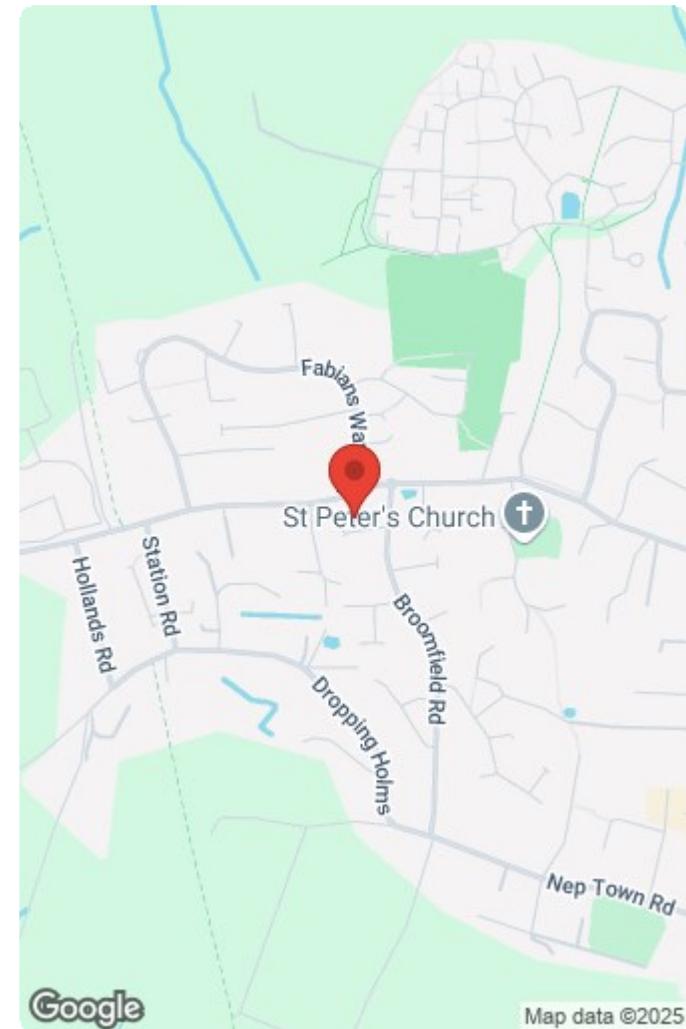
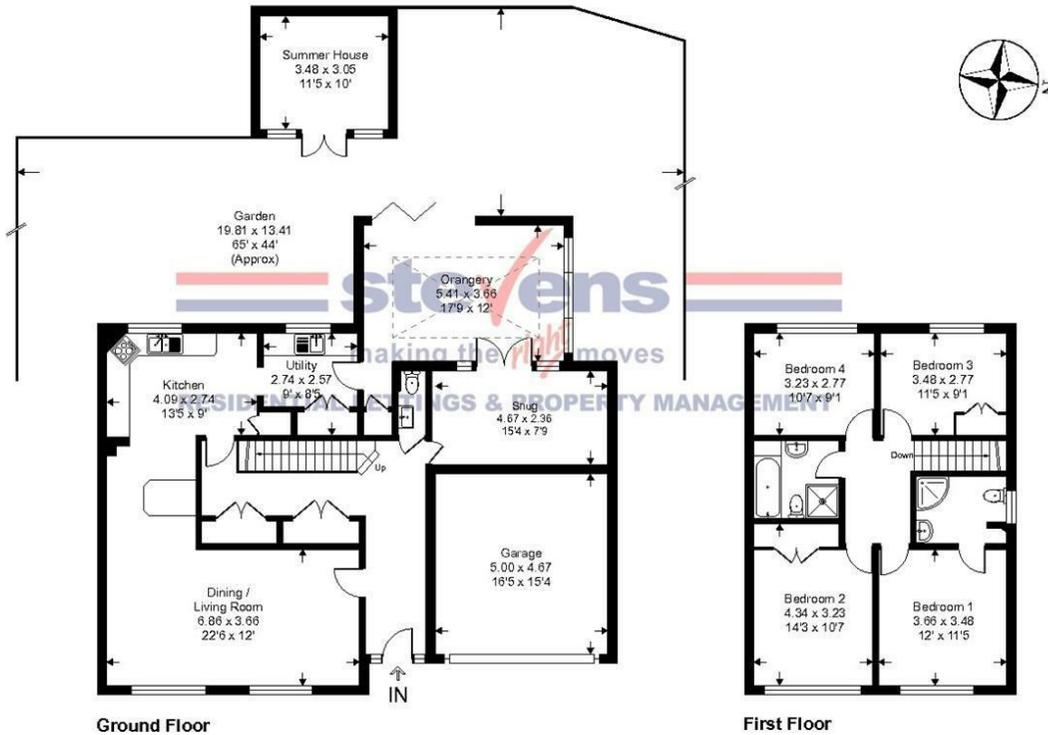






## Greenways, BN5

Approximate Gross Internal Area = 176.6 sq m / 1901 sq ft  
 Approximate Garage Internal Area = 23.4 sq m / 252 sq ft  
 Approximate Outbuilding Internal Area = 10.5 sq m / 114 sq ft  
 Approximate Total Internal Area = 210.5 sq m / 2267 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### 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		
	<b>78</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

[www.stevens-estates.co.uk](http://www.stevens-estates.co.uk)

