



Fieldlands Farmhouse | Wheatsheaf Road | Henfield | West Sussex | BN5 9AS

H.J. BURT
Chartered Surveyors : Estate Agents



Fieldlands Farmhouse | Wheatsheaf Road | Henfield | West Sussex | BN5 9AS

Guide Price: £1,750,000 | Freehold



- An attractive 4-reception room & 5-bedroom family house with versatile & good size accommodation of c. 3,400sqft. Freehold. Council Tax 'G'. EPC 'F'.
- Beautiful gardens with heated swimming pool & rural outlook.
- Occupying a peaceful rural location with land and far-reaching views.
- Driveway with scope for garaging (subject to consents). Outbuildings.
- Extensive walking and close-by bridleway access.
- Extending overall to approx. 4 acres (1.62 Ha) with post & rail fenced paddocks with field shelter.

Description

Fieldlands Farmhouse is a very well-presented and generously sized 5-bedroom family home occupying a great rural setting that offers seclusion without isolation. It boasts sweeping countryside views, particularly to the North and East, and also overlooking the property's garden, post-and-rail-fenced paddocks, and beyond to the surrounding countryside and being set within approximately 4 acres of grounds.

The versatile accommodation extends to c. 3400 sqft with particular highlights including the large family kitchen/breakfast room with extensive handmade 'Plain English' units, spacious dining space, and French doors onto the patio, perfect for al-fresco dining and relaxation whilst enjoying the fine views across the garden and surrounding countryside. The bright and airy family accommodation is spread over two floors with very good reception room space including three South facing reception rooms to the older part of the house and then a large additional living room as part of the later addition with further French doors leading to the terrace, garden and lovely views over the land and beyond. The adaptable mix of the older and newer sections of the house create opportunities to separate parts of the house into an ancillary wing if required.

To the first floor, split-level and part galleried landings can be approached by either front or rear staircases and includes a linen cupboard and doors radiating off to the five double bedrooms, many of which are double aspect and enjoy a pretty rural outlook, with two ensuite bath/shower rooms and one large family shower room, all with modern white fittings with contrasting wall and floor tiling and with power shower units. The principal bedroom is very impressive with its part vaulted and exposed oak framed roof structure.



N.B. There is thought be scope to create a further family bathroom to all or part of bed 5 with nearby plumbing.

The outside is of particular note and including a secluded swimming pool area with heated pool with paved surround, store with oil-fired boiler and filtration plant, further timber outhouse and timber garden workshop and store and additional timber tractor/garden store. There are two sections of paved driveway with parking for a number of vehicles and an area with potential for erecting garaging/further outbuildings (subject to any consents). Mature hedged boundaries border the shared outer driveway and thence there are the post & rail fenced divisions to the main area of land including three paddocks with timber field shelter. There is extensive walking and riding conveniently accessed from Sake Ride Lane.

Location

The property is approached by means of Sake Ride Lane being a shared private drive leading North from Wheatsheaf Road which leads between Henfield and Albourne. Henfield village includes an extensive range of local shops, trades and facilities, schools, health and sports centre and is within 3 miles, whilst Hurstpierpoint village is c. 4 miles. Road communications are good with the A23 at Sayers Common being c. 4 miles with the coastal city of Brighton to the South with its extensive facilities (c. 14 miles) and to the North to Gatwick airport (c. 21 miles) and thence to the M25 and the national motorway network. The large settlements of Horsham and Haywards Heath are c. 12 and 10 miles.









Sporting and Recreation

Walking and riding along local footpaths and bridleways leading from the farm drive. Golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe and Mannings Heath. Several local equestrian events including at Woods Mill near Henfield, Pyecombe, Hickstead and Ardingly. Sailing at Brighton Marina. Theatre at Brighton, Crawley, Horsham and Chichester. David Lloyd Wickwoods Country Club, 3.5 miles. There is a good selection of public and state schools in the local area.

Information

Property Ref.: HJB03126.

Photos & particulars prepared: May 2025 & revised June (Ref LG).

Services: Mains water (by means of sub-meter) and electricity. LPG gas fired central heating with two separate modern Worcester boilers to the older and newer parts of the house. Oil-fired boiler to heated swimming pool. Drainage is to a private system. **Local Authority:** Horsham District Council. **Council Tax Band:** 'G'.

Directions

Directions What Three Wods: [///liberated.scope.pony](http://liberated.scope.pony)

From Henfield High Street head North out of the village on the A281 towards Cowfold and Horsham and thereafter take the first right hand turning onto the Wheatsheaf Road/B116 at Chestham Corner. Continue along the Wheatsheaf Road and within 1 mile take the left hand turning to the farm drive to Fieldlands Farmhouse and Farm as indicated on the appended plan. Continue along this drive keeping left and, within approx. ½ mile, the private entrance gate leading to Fieldlands Farmhouse will be seen straight ahead.

Viewing

H.J. BURT Steyning

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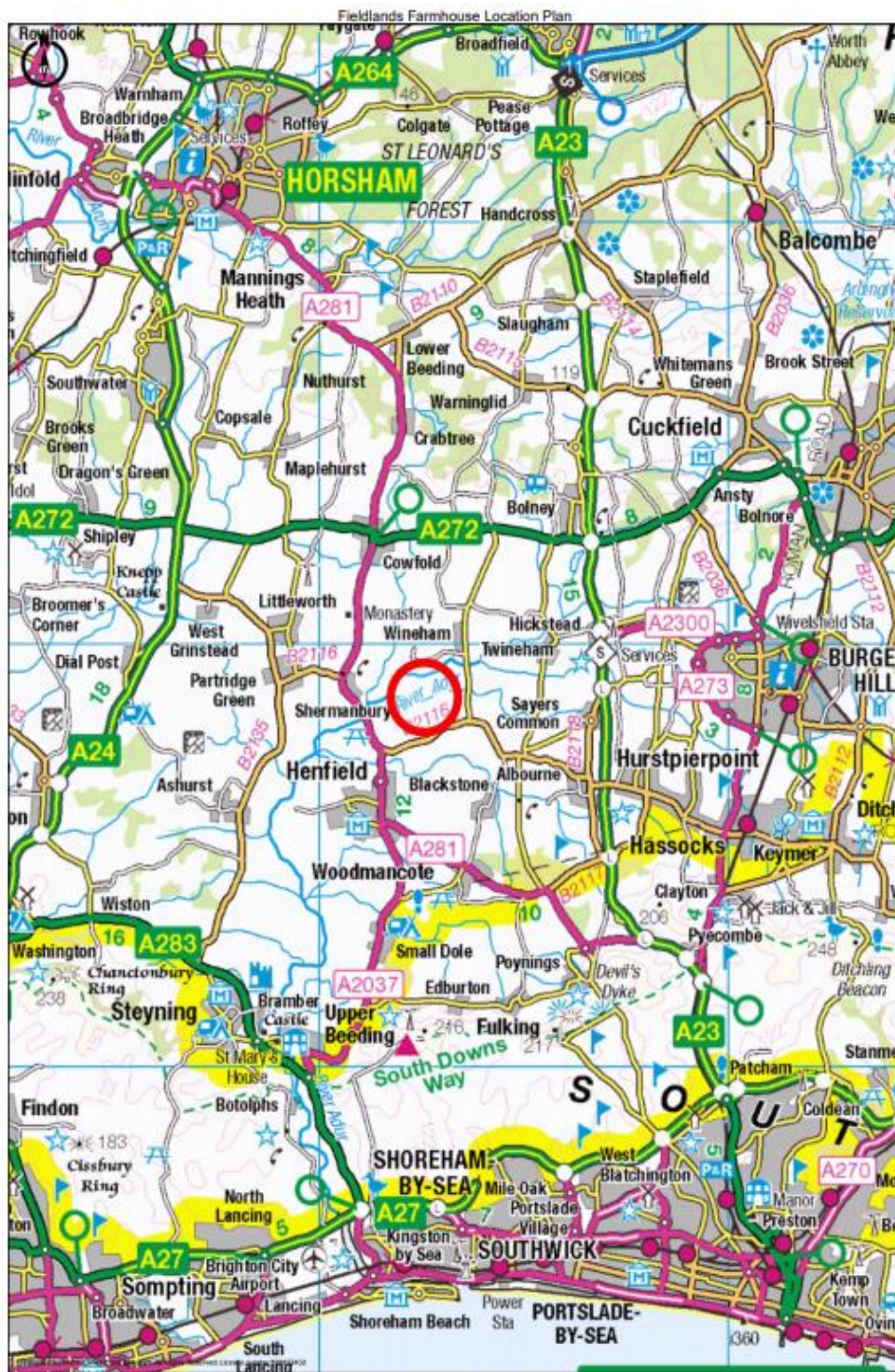


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Wheatsheaf Road, Henfield,
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50 m
Scale 1:1250 (at A4)



Fieldlands Farmhouse, Wheatsheaf Road, Henfield, BN5

Total floor area of house: 319.0 sq. m. (3,434 sq. ft.) approx
 Outbuilding: 43.0 sq. m. (463 sq. ft.) approx
 Total: 362.0 sq. m. (3,896 sq. ft.) approx

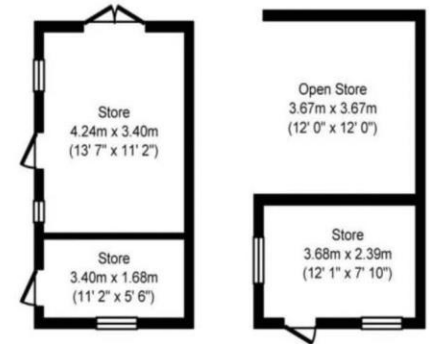


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	36 F	
1-20	G		



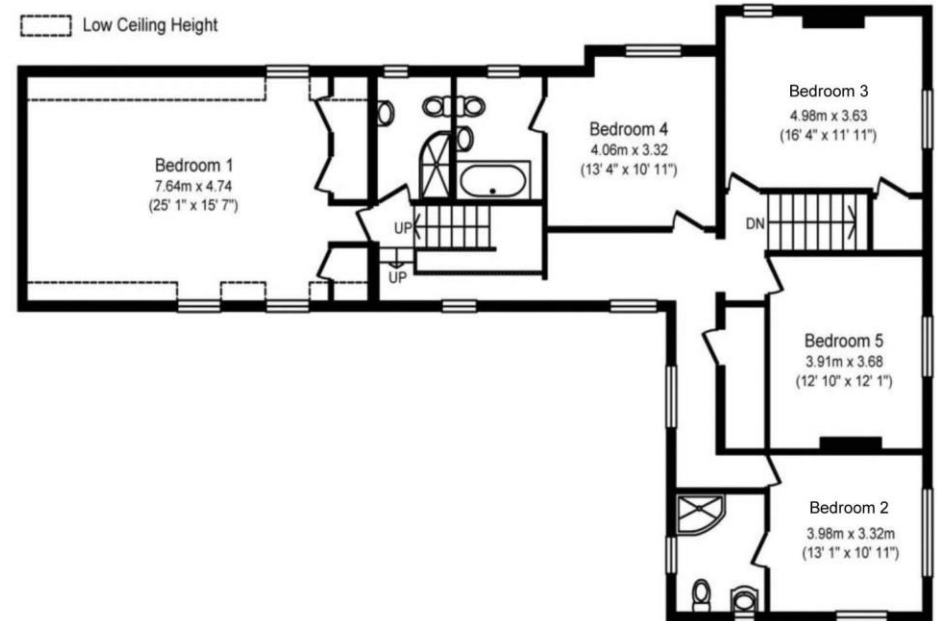
Ground Floor

Floor area 172.0 sq. m. (1,851 sq. ft.) approx



Outbuilding

Floor area 43.0 sq. m. (462 sq. ft.) approx



First Floor

Floor area 147.0 sq. m. (1,582 sq. ft.) approx

Produced for H J Burt.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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