



Dykes | Henfield Common North | Henfield | West Sussex | BN5 9RL

H.J. BURT
Chartered Surveyors : Estate Agents



Dykes | Henfield Common North | Henfield | West Sussex | BN5 9RL

LOT 1 - Guide Price: £1,400,000 - **SALE AGREED** | LOT 2 - Guide Price: £300,000



- **LOT 1:** Handsome Grade II Listed family house set within beautiful gardens & occupying an enviable semi-rural location on the edge of Henfield & walking distance of High Street. Freehold. Council Tax 'G'.
- With well-presented accommodation incl. reception hall, cloak, living room, study, dining room/kitchen, garden room, utility - **SALE AGREED**
- To the 1st floor: principal en-suite bedroom, guest en-suite bedroom, 2 further double bedrooms & family bathroom.
- Delightful mature landscaped gardens including studio/summer house.
- Gated entrance drive to private driveway & 3-bay garage with gym/workshop and studio over. Overall, c. 1.21 ac. (0.49 Ha).
- **LOT 2 AVAILABLE BY SEPARATE NEGOTIATION:** Old studio cottage with consent for rebuilding as a 1-bed detached cottage set in lovely gardens & grounds. Overall, c. 1.10 ac. (0.45 Ha).

Description

Dykes comprises a handsome and beautifully situated detached family house occupying a very sought after semi-rural location being within convenient walking distance of the village and facilities and lying on the secluded edge of Henfield Common. The Grade II Listed house (**LOT 1**) is believed to be of 17th century or earlier origin and includes mellow external elevations of brick and part tile hanging under a clay tiled. The principal rooms are South facing and overlook the **delightful, landscaped gardens and grounds extending overall to in excess of 1 acre.**

Approached by means of an initially shared but **gated private entrance drive** from Henfield Common North, a spur off the drive leads into a private driveway at the rear of the house with **good parking and turning space** adjacent to the part oak framed **three bay garage with side gym and store** and externally accessed **first floor studio room with shower** to one end. Within the gardens with their abundance of mixed specimen herbaceous plants, shrubs and trees is a **South facing studio summer house** providing a lovely working environment or area of peaceful contemplation overlooking the garden and adjoining mature broadleaf woodland.

The well-presented family accommodation is accessed by a **good size reception hall** with quarry floor tiling and pretty fireplace and thence leading through to the **smart fitted ...**



kitchen/breakfast/dining room with Aga, fireplace with woodburning stove, wood floor and connecting to the **garden room** overlooking the garden and also linking to the **utility room** at the rear of the house. From the dining area there is a bay window and French door out to the garden and which is replicated in the main **living room** also with fireplace and woodburning stove, exposed beams and **library area** to one end. This in turn creates a circular return via a **study** and **cloakroom** to the reception hall and to the **inner hall** from which a staircase rises to the first-floor landing.

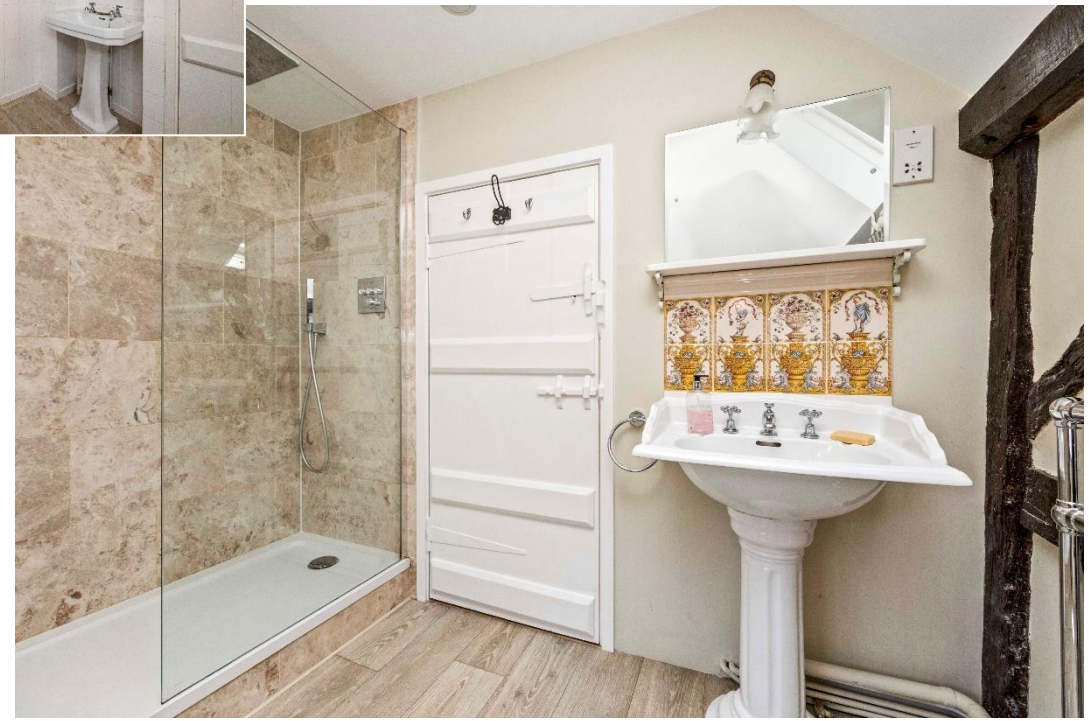
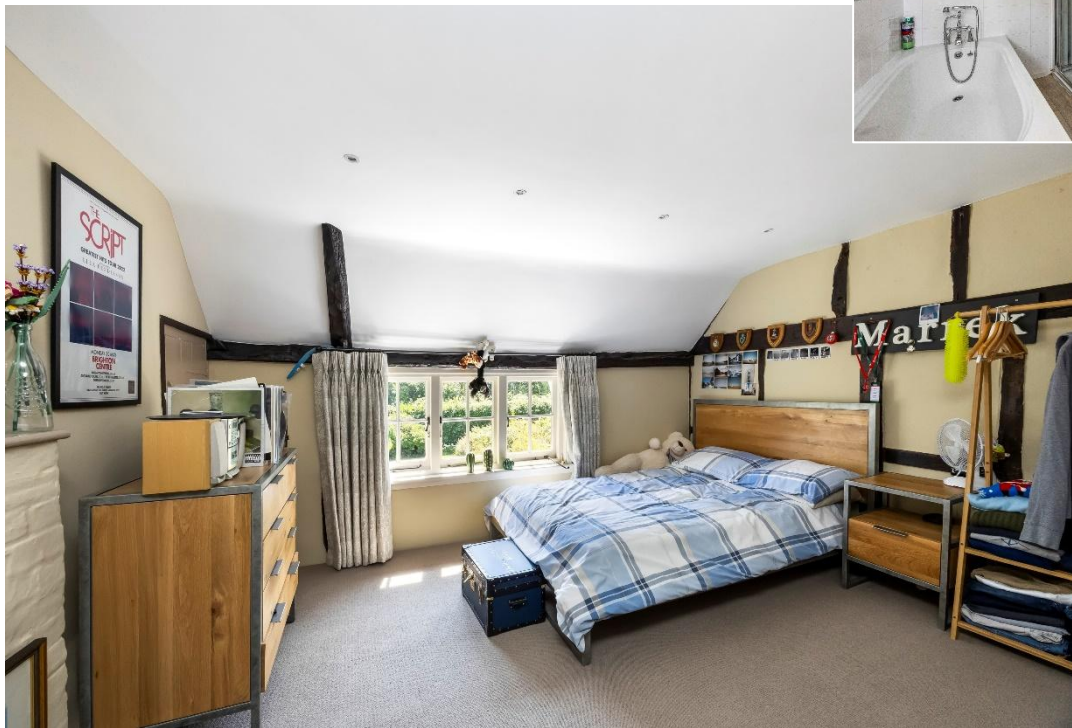
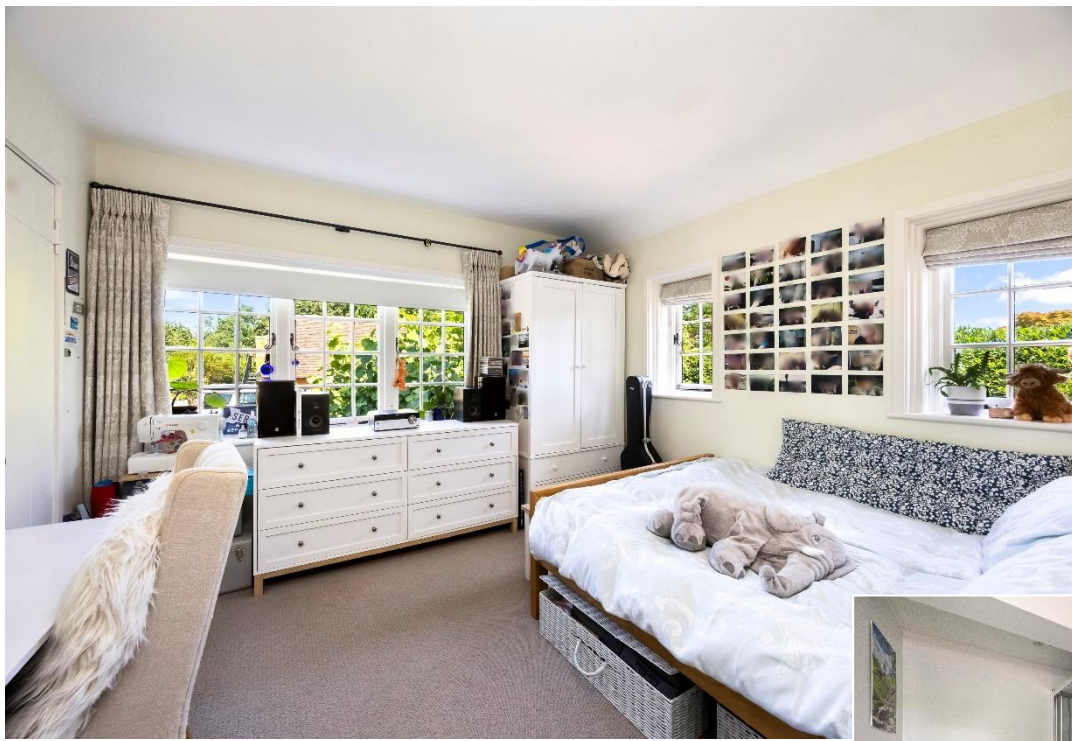
There are **three South facing double bedrooms** with a mixture of exposed timbers and original features with the **principal bedroom including an en-suite shower room and through dressing room**. To the rear of the house and a later addition is a **guest double bedroom with en-suite** and the **family bathroom** with separate shower.

LOT 2: Lying to the West of Lot 1 and approached by means of a separate spur off the entrance drive and well screened with mature planting from the house and principal area of garden is an **additional section of garden and grounds extending to in excess of 1 acre and including an abundance of specimen plants, trees and pond**. To the Southern end is a part brick and block built former **studio cottage** that was granted planning consent in 2022 under planning reference **DC/21/05/93 for change of use of the building to a dwelling together with partial reinstatement of roof and external walls and associated alterations to create a one bedroom detached independent cottage**. The consented accommodation includes a living room, kitchen, w.c. and shower room. Planning consent DC/23/0694 granted in June 2023 provided for a variation of conditions 1, 8 & 14 of the original consent and DISC/23/0153 consented in August 2023 **discharged the pre-commencement conditions 3, 4 & 5** under approved consent DC/23/0694.









LOT 2 is available for sale either with LOT 1 or as an independent unit but with the Vendors reserving the right not to sell LOT 2 until such time as LOT 1 has been sold. The right of way over the drive serving LOT 1 and the neighbouring property, Camellias, will be subject to contributions towards maintenance and repair by the new owner of LOT 2 if sold in lots together with liabilities for boundary and fencing between the two lots and similarly, cross rights between lots will be reserved for current and future service connections between lots. Further details are available from the Agents.

Location

The location of the property is very good being semi-rural and private, yet within convenient walking distance of the High Street and village facilities as well as direct connections to adjacent public footpaths crossing Henfield Common North and continuing to other countryside and village walks. Being on the Northern side of Henfield Common North, the property is within a quarter mile of the High Street which boasts a wealth of local shops trades and services situated in a traditional High Street setting. The village has a thriving community with many varied events taking place throughout the year with the facilities including health and sports centres, library and churches of most denominations and St. Peter's Church of England Primary School. There is a good range of state and independent schools in the area. In addition, there are many varied countryside walks immediately accessible from the property.

Hassocks is c. 7 miles to the East, which has a mainline railway station with services to London Victoria and Gatwick. The coastal City of Brighton and Hove is c. 9 miles (sea front) to the South-East and Horsham is c. 11 miles to the North. Both offer an excellent range of shops, trades, services and entertainment facilities. Henfield is situated between the A24 (c. 5 miles to the North-West) and the A23 (c. 4 miles to the East) both of which give good access to the major routes in the area including the M23/M25 and national motorway network.

Sporting & Recreational Venues

There is racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf is played at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham, West Chiltington & Pulborough. Equestrian events are held at Woods Mill, Pyecombe and Hickstead. Sailing happens from Brighton Marina, Shoreham-By-Sea and Chichester. Theatres run at Brighton, Horsham and Chichester. Operas play at Glyndebourne. The David Lloyd / Wickwoods Country and Sports Club and Spa is within 4 miles. Knepp Castle's world-renowned rewilding project is c. 7 miles.





Information: Prop Ref: HJB03195. Photos & particulars prepared Aug 2025 (Ref RBA).

Services: Mains water, electricity and gas connected. Private drainage system.

Lot 1: Freehold title number WSX164845 and part of WSX320563.

Lot 2: Freehold title number, main part of WSX320563.

Local Authority: Horsham District Council. **Council Tax Band:** 'G' (Lot 1).

Directions: what3words:///harmony.sonic.spindles

From the High Street head East on the A281 towards Brighton and then turn immediately left just past Alma Terrace Cottages to a private drive crossing Henfield Common North and continue along this drive passing the residential properties on the left-hand side until reaching the woodland at the Eastern end. Then take the private gravelled drive serving Dykes and the neighbouring Camellias as shown on the plan.

Viewing an internal inspection is strictly by appointment with:

H.J. BURT 01903 879488 or 01273 495392 |

www.hjburt.co.uk | sales@hjburt.co.uk



Find us @H.J.Burt

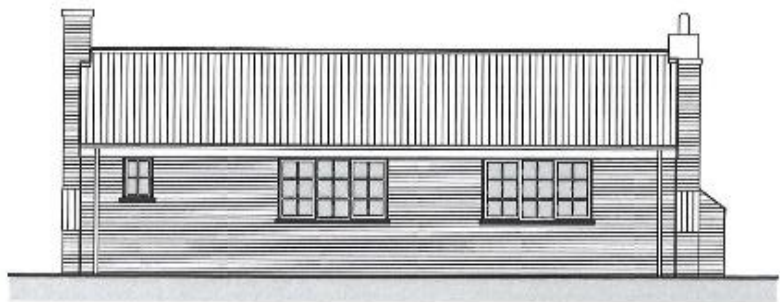


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendors but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

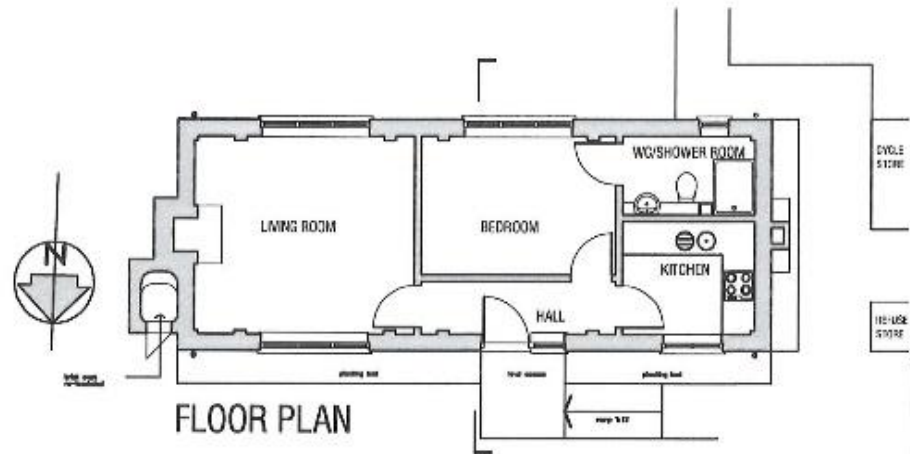


LOT 2





SOUTH ELEVATION



FLOOR PLAN

MATERIALS

Structure: Green oak posts and frame with traditional pegged joints.

Walls: existing facing brickwork, where collapsed to be re-use/re-instated to match existing.

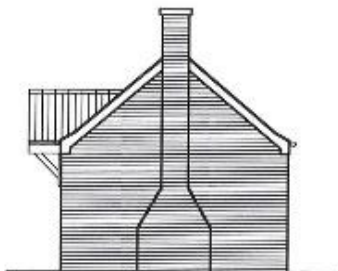
Roof: existing plain clay roof tiles, where collapsed re-use/re-instated to match existing. Green oak fascias & barge board including canopy above front door and gable cladding.

Windows: slim double glazed units in kiln dried oak frames. Obscure glass to WC/Shower Room.

Front door: Kiln dried oak solid door with glazed vision panel in kiln dried oak frames.

Rainwater gutters & downpipes: Polyester powder coated galvanised cast iron, colour black.

Brick oven door: Polyester powder coated galvanised forged iron, colour black.



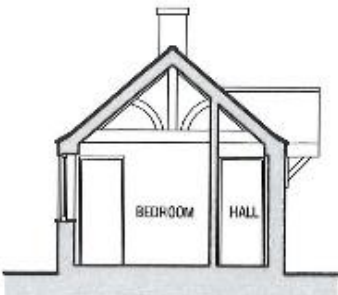
WEST ELEVATION



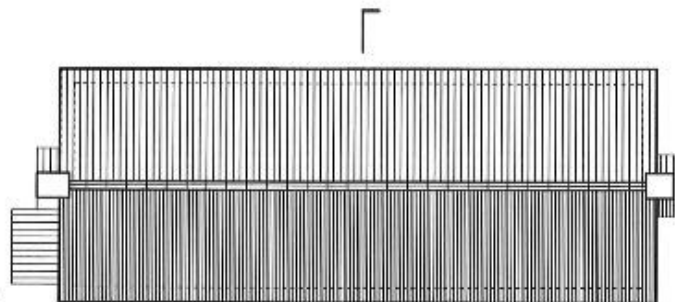
EAST ELEVATION



NORTH ELEVATION



SECTION



ROOF PLAN

Print: 1:100 @ A5

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 Chartered Architect
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 170-174, South Coast Road
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 Telephone: 01323 728111 email: info@hda.co.uk

CLIENT:
 Mr T Scadding-Hunt

DRWG TITLE:
 Proposed Plans, Elevations, Roof Plan & Section

PROJECT TITLE:
 Land Adjacent to
 Dykes
 Henfield Common North
 Henfield
 East Sussex

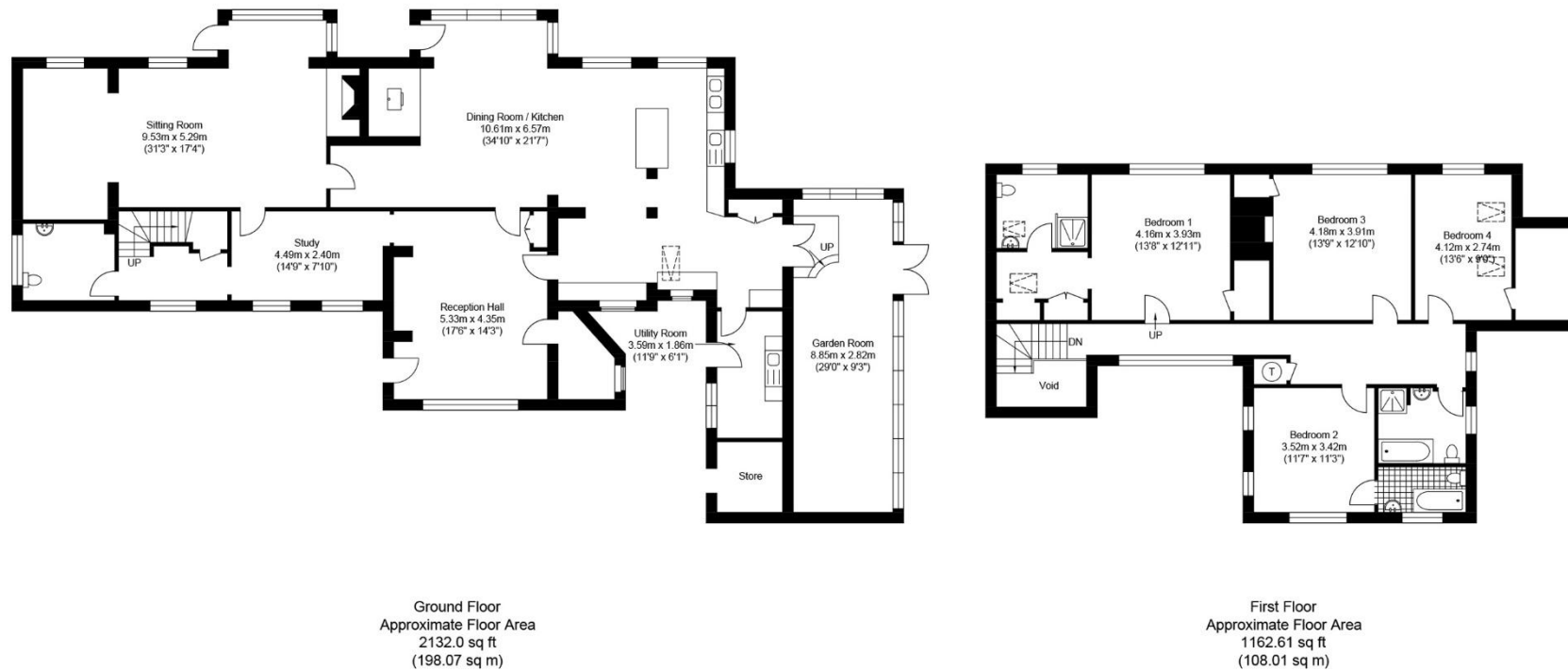
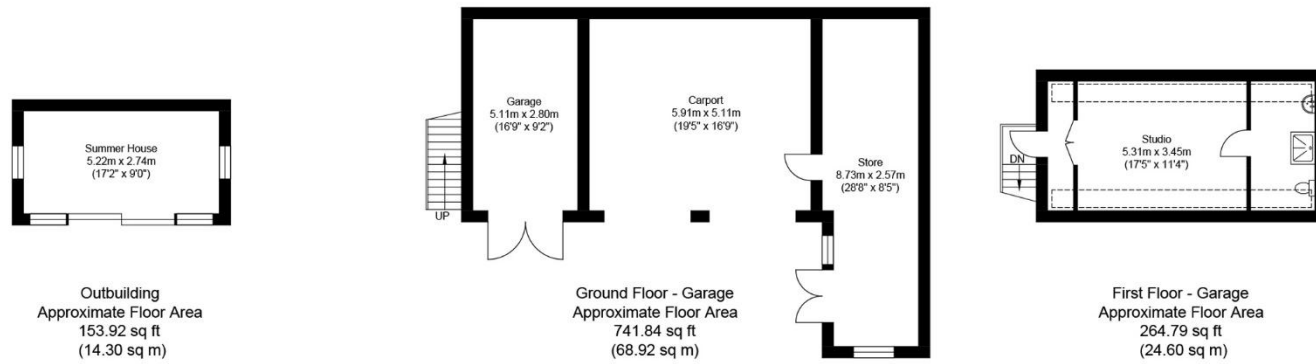
DATE:
 April 2023

SCALE:
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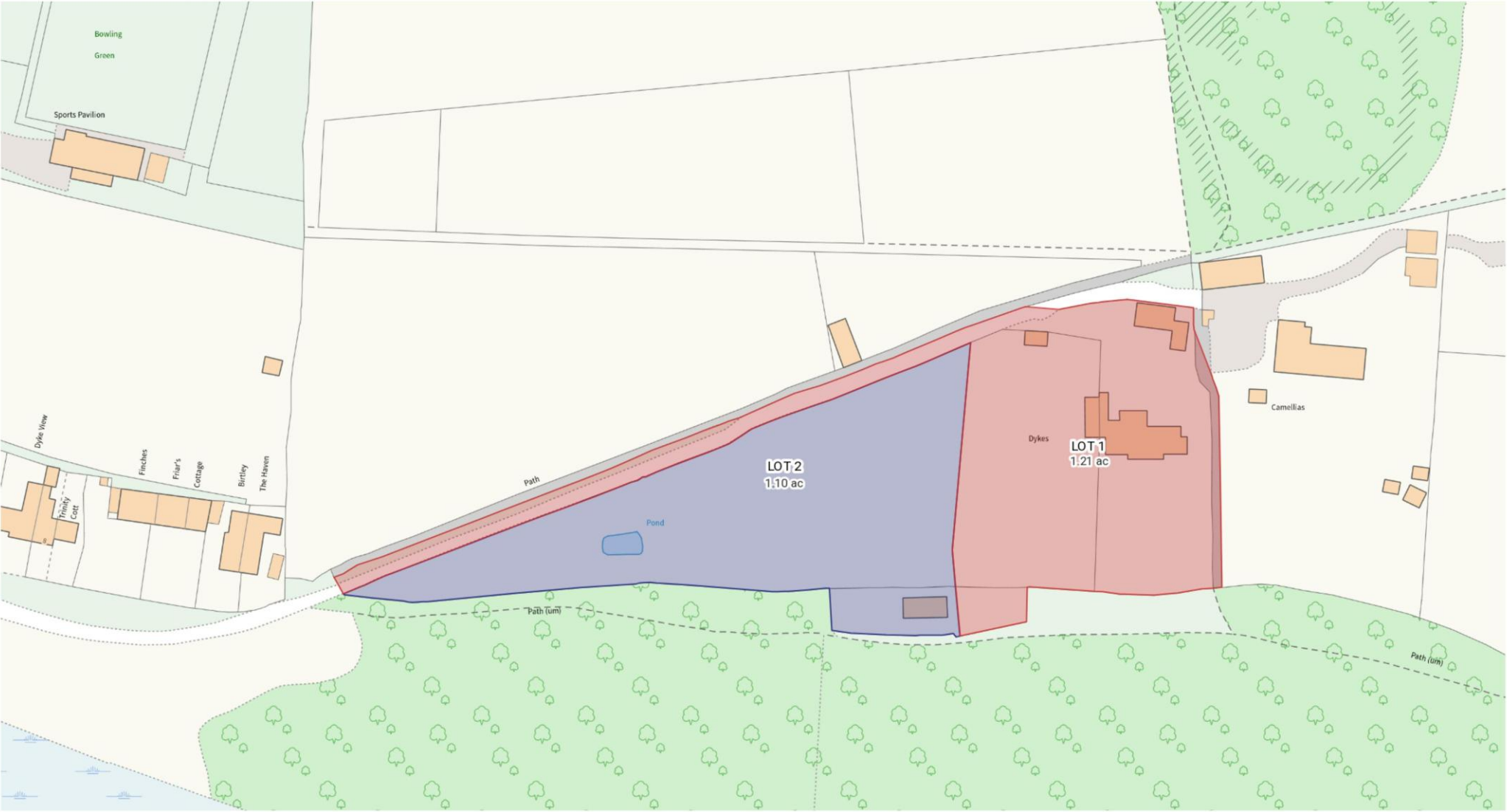
DRAWING NO.
 1286/11

REVISION NO.

Henfield Common North



Approximate Gross Internal (Excluding Garage / Outbuildings) Area= 306.08 sq m / 3294.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





H.J. BURT
Chartered Surveyors : Estate Agents



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