



Bramley House | Henfield Road | Henfield | West Sussex | BN5 9XJ

H.J. BURT
Chartered Surveyors : Estate Agents



Bramley House | Henfield Road | Henfield | West Sussex | BN5 9XJ

Guide Price: £1,150,000 | Freehold



- Handsome Grade II Listed extended family house extending to c. 3,609 sqft. plus annexe & set in a large plot of c. 1.27 acres (0.51 Ha) with sensational Westerly views. Freehold. Council Tax 'G' & 'A'. EPC 'E'.
- Accommodation of character incl. reception hall/sitting room, living/family room, conservatory, dining room, kitchen/breakfast room, utility room, bath/cloakroom. Cellar.
- Principal ensuite bedroom, two further double bedrooms & family bathroom to 1st flr. 2nd flr: bedroom & store/occasional bedroom.
- Attached but separately accessed 1-bedroom studio/cottage/annexe.
- Private driveway & 3-bay oak framed carport/garage.
- Delightful gardens & grounds incl. paddock with far reaching Downland views.
- Small Dole 1 mile. Henfield 3 miles. Steyning 3.5 miles. Brighton 11.75 miles.

Description

Bramley House comprises a handsome detached Grade II Listed extended period house with an attached annexe and set in a large and attractive plot extending overall to approximately 1.27 acres (0.51 Ha) overlooking the nearby South Downs National Park and River Adur valley with far reaching views of open countryside in particular to the West. The house includes mellow external elevations of red brick and flint cobbled walls with part tile hanging under a principally clay tiled pitched roof and with additions linking to a formerly detached 1.5 storey annexe building, 'Pippins', plus glazed conservatory in between. The windows comprise of a mixture of double glazing or single glazing with secondary internal glazing with the main and older part of the house which is Grade II Listed and substantially extended to the rear within the last 35 years.

The house offers **adaptable and sizeable family accommodation** spread over three floors, plus cellar and the useful attached annexe. There are **large reception areas** with **conservatory off the principal reception room** with **two front reception rooms** to the older part of the house, **large family kitchen/breakfast room**, **utility** and **bathroom** to the ground floor. To the **first floor**, there are **three double bedrooms** with the **principal bedroom being a very good size and with superb views** to the West including **ensuite bathroom** and **separate family bathroom** with shower.



To the second-floor attic rooms over the older part of the house, an initial **storage area/occasional bedroom** thence leading into a **fourth bedroom**.

A **private electric gated entrance drive** leads to a parking and turning for several vehicles and then with gated access through to a rear drive and the **oak-framed and tiled 3-bay carport/garage** with **poultry run, composting and vegetable garden area** behind. The **gardens** are a delight with mature planted hedged borders and wide expanse of lawn to the rear, West, side of the house stretching away from the areas of terracing.

A separate gated area leads through to an attractive kidney shaped **wildlife pond** which thence opens up and overlooks the **main area of grass paddock to the West side**. This area provides a **wonderful viewpoint of a wide expanse of the nearby South Downs** as well as with far reaching views to the West over neighbouring countryside. **The property which would now benefit from some further modernisation to a new owner's own specification and extends overall to approximately 1.27 acres (0.51 Ha).**

Location

The property occupies an accessible semi-rural location off the Henfield to Shoreham Road approximately midway between Upper Beeding and Henfield with the latter offering a comprehensive range of shops, trades and facilities and primary school and being within 3 miles. The smaller village of Small Dole with village store and pub is within 1 mile and the old market town of Steyning is within 3.5 miles and offers an extensive range of facilities in addition to primary and secondary schools. Nearby Upper Beeding also offers a range of local facilities including a well-respected primary school.









Further afield, Shoreham to the South, includes an old harbour, small airport and train station as well as a range of shops, restaurants and other facilities and is c. 5.5 miles, whilst the entertainment and recreational cosmopolitan city of Brighton is c. 11.75 miles. The old market town of Horsham is c. 15 miles to the North and Haywards Heath is a similar distant to the North-West. Hassocks, with mainline railway station with services to London Victoria and London Bridge, is within 8.5 miles and Gatwick Airport c. 24.5 miles. Main road links are good for the A24, the A27/M27 and the A23/M23 thence linking to the M25 and national motorway network.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton & Plumpton. Golf at Albourne, Pyecombe, Devil's Dyke, Horsham & Pulborough. Equestrian events at Hascome Farm, Henfield Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton, Horsham & Shoreham. Wickwoods country & sports club and spa within 4.75 miles. There is a good range of state and independent schools in the area.

Information

Property Ref: HJB03261. **Photos & particulars prepared:** October 2025 (Ref RBA).

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

Tenure: Freehold Title no. WSX191183.

Local Authority: Horsham District Council. **Council Tax Band:** 'G' (Hse) & 'A' (annexe/Pippins).

Directions: what3words///horns.includes.pods

From Henfield head South on the A2037 towards Shoreham and travel through Small Dole village and on towards Upper Beeding and Shoreham. Having past a long straight stretch and before the left hand turning to Edburton the property will be seen on the right hand side as shown on the appended plan within these details.

Viewing strictly by appointment with:

H.J. BURT Steyning or Henfield

01903 879488 / 01273 495392 | www.hjburt.co.uk | steyning@hjburt.co.uk



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 vendor 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.



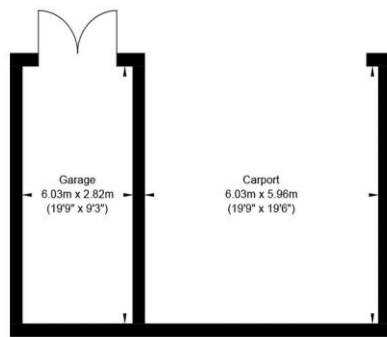


The Annexe

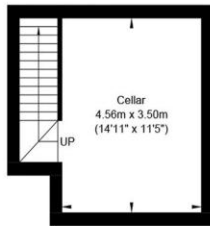




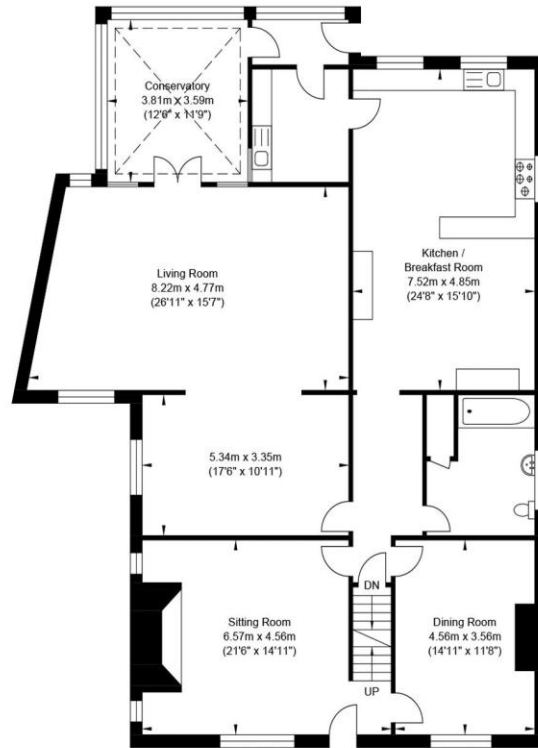
Henfield Road



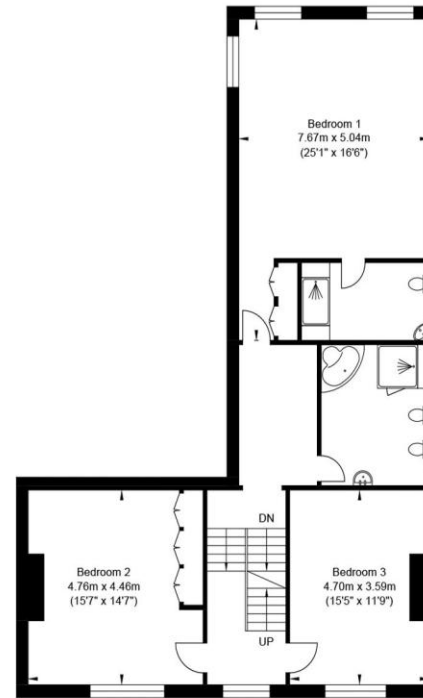
Garage / Carport
Approximate Floor Area
589.32 sq ft
(54.75 sq m)



Cellar
Approximate Floor Area
213.98 sq ft
(19.88 sq m)



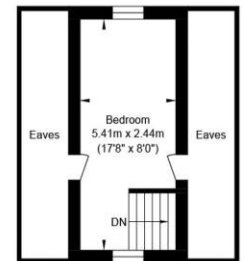
Ground Floor
Approximate Floor Area
1907.79 sq ft
(177.24 sq m)



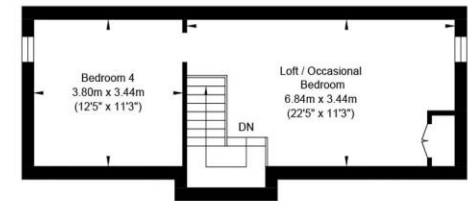
First Floor
Approximate Floor Area
1078.65 sq ft
(100.21 sq m)



Annexe Ground Floor
Approximate Floor Area
294.07 sq ft
(27.32 sq m)



Annexe First Floor
Approximate Floor Area
142.08 sq ft
(13.20 sq m)



Second Floor
Approximate Floor Area
408.49 sq ft
(37.95 sq m)



Approximate Gross Internal Area (Excluding Garage / Annexe) = 335.28 sq m / 3608.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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