



Prospect Cottage | Golden Square | Henfield | West Sussex | BN5 9DP

**H.J. BURT**  
Chartered Surveyors : Estate Agents



Prospect Cottage | Golden Square | Henfield | West Sussex | BN5 9DP

Offers in Excess of: £625,000 | Freehold



- Handsome detached period village house
- Highly convenient location
- Spacious accommodation over three floors
- Four bedrooms, two bathrooms and cellar with well
- Wealth of exposed beams & Inglenook fireplace
- Cottage style South facing rear garden with parking
- Viewing highly recommended

### Description

A charming detached period house dating from 1731, being Grade II Listed, situated in a convenient and sought after position in Golden Square, close to the High Street and countryside. Affording bright and spacious well-proportioned accommodation with many period features, including fireplace, beamed ceilings and walls and attractive cottage garden with parking. On the ground floor there is an entrance lobby, sitting room/dining room, breakfast room, kitchen, cloakroom and cellar. On the first floor are three bedrooms and family bathroom, whilst on the second floor is a further bedroom and ensuite bathroom. Outside is a pretty, cottage style walled and paved south facing rear garden with paved terrace area and parking.

A most attractive Grade II listed period house situated within a conservation area right in the heart of this vibrant village. We understand the property was originally constructed as a Hall house around 1550 with the elegant red brick facade added in 1731 according to the stone marker at the front. There are a wealth of original period features such as an inglenook fireplace in the main reception room and exposed wall and ceiling timbers. There is spacious and flexible accommodation over three floors plus a useful cellar. This includes a sitting/dining room, breakfast room, kitchen, cloakroom, 4 bedrooms and 2 bathrooms. This accommodation allows the current owners to have run a bed and breakfast business. Outside is a pretty walled south facing cottage garden with a brick outbuilding and private off-road parking. In the dining room there is an interesting corner cupboard probably added in the 18th Century and may have served as a medicine cupboard when the property was used as a doctor's surgery. Other modern features include gas fired central heating and part secondary double glazing.

### Location

The property is extremely well situated within walking distance of the main village facilities in the High Street. The historic High Street has a wealth of local shops, trades and services and the village has a thriving community with many varied events taking place throughout the year and with facilities including a health and sports centre, primary school, library and churches of most denominations. In addition there are many varied countryside walks close-by, including Henfield Common and the Downs Link, a former railway line that is now a stunning 36 mile footpath and bridleway linking the North Downs Way in Surrey with the South Downs near Steyning. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal city of Brighton is approximately 9 miles (seafront) to the South-East and Horsham is approximately 11 miles to the North. Both offer an excellent range of shops, trades, services and entertainment facilities. Henfield is situated between the A24 (approximately 5 miles to the North-West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including to the M23/25 and national motorway network.

### Information

**Property Reference:** 2925

**Particulars revised:** April 2024. (Robert Turner MNAEA)

Some photographs provided by the Vendor.

**Services:** All main services.

**Local Authority:** Council Horsham District Council. **Tax Band:** 'F' N.B. improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.





## Directions

The property is situated on Golden Square within walking distance of our offices.

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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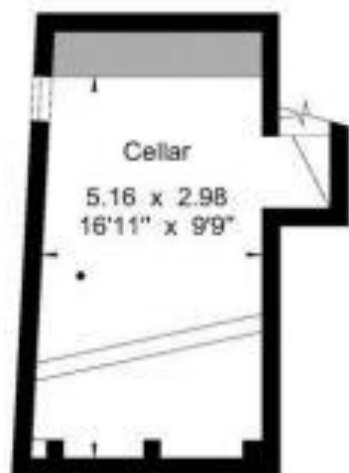
# Prospect Cottage, Henfield

Gross internal area (approx.)

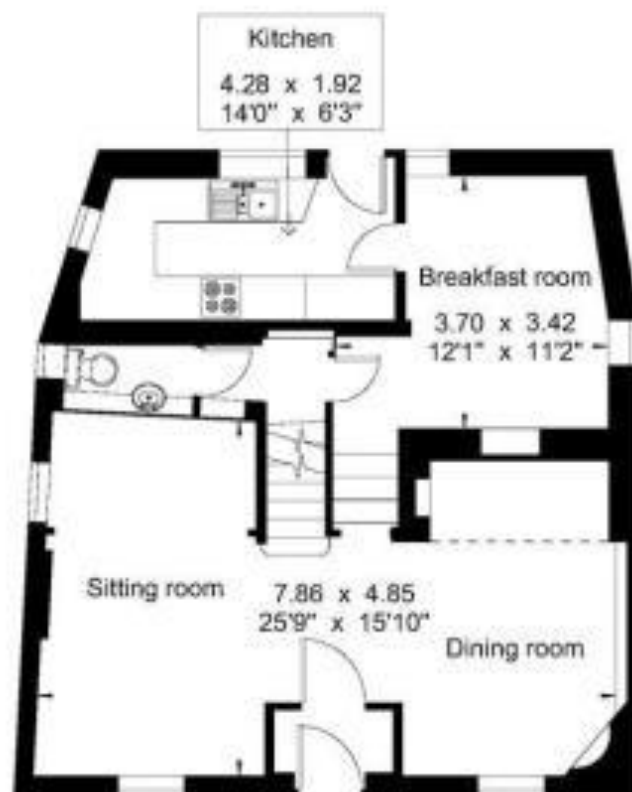
House - 155.8 sq m (1677 sq ft)

For identification only - Not to scale

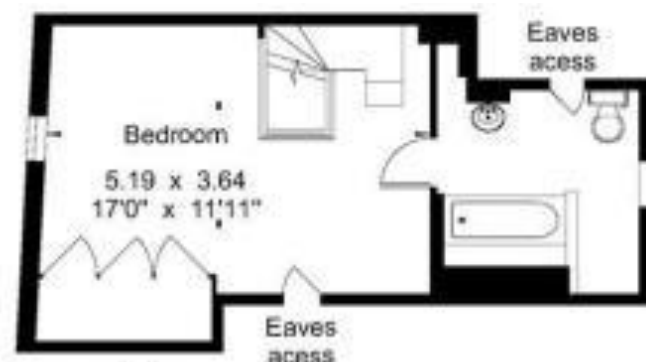
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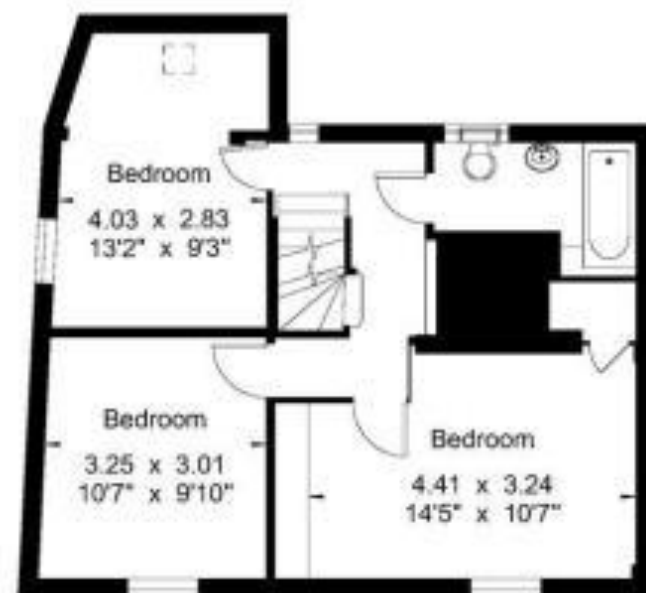
Cellar



Ground floor



Second floor



First floor



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