



Friars Cottage | Henfield Common North | Henfield | West Sussex | BN5 9RL

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







Friars Cottage | Henfield Common North | Henfield | West Sussex | BN5 9RL

Asking Price: £625,000 | Freehold



- An attractive double-fronted three bed period semi-detached property
- Beautifully situated within Henfield Common
- Convenient location within reach of the High Street.
- Extensively and sympathetically modernised in the last couple of years
- Refitted kitchen and bathroom, plus three reception rooms
- Exposed wall and ceiling timbers. Latched internal doors
- Two Inglenook fireplaces, one with woodburner
- Replaced double glazed timber sliding sash and casement windows
- Long private drive with large, attached garage and rear lobby
- Stunning views over the Common and field to the rear. No onward chain.
- EPC: F. COUNCIL TAX: E

### Description

A rare opportunity to acquire a stunning period three-bedroom semi-detached cottage situated in an outstanding location within Henfield Common with lovely views over the Common to the front and a field to the rear. We understand that the property was possibly constructed as a pair of cottages in the mid-to-late eighteenth century (to be verified) of flint elevations, under a clay tiled roof. The property has recently undergone an extensive modernisation and renovation programme that includes but not limited to; a new kitchen, new bathroom, timber double glazed windows, re-plastering, new flooring, rewiring, the installation of a new heating and hot water system and revealing the original flint work to the front elevation. There were also considerable alterations in the middle part of the last century that included the addition of a garage with workshop and store. There are clues to the property's origins with inglenook fireplaces, one with an intact bread oven as well as ledged and latched internal doors, plus some exposed wall and ceiling timbers, all of which have been sandblasted and treated. Outside is a long front garden as well as a private drive with parking for several cars leading to the garage.

A stable door with double glazed window leads to the **Entrance Lobby** has timber double glazed windows and quarry tiled floor. A timber ledged front door leads to the **Lounge/Snug** where there is raised brick floor with a modern underfloor heating system that extends throughout the ground floor. Fine inglenook fireplace (now capped) with original bread oven, brick surround, timber mantle and timber bressummer beam. Cupboard housing electricity meters. This room opens into the **Sitting Room** that has

another inglenook fireplace that has been totally refurbished with a brick surround, stone hearth and timber bressummer beam, former bread oven and woodburning stove. Double glazed casement windows with outstanding outlook over the front garden towards Henfield Common. Quarry windowsills. This room opens into the **Dining Room** that has a storage cupboard and double-glazed casement windows overlook the field to the rear. The **Kitchen** is accessed from both the dining room and the lounge and has recently been refitted in a range of Olive Green fronted units with timber worksurfaces and matching hanging wall cabinets. One and a half bowl composite sink top with monobloc tap. Integrated Neff washing machine. Leisure classic double oven with halogen hob. Integrated fridge and freezer. Breakfast bar/space for further domestic appliances. One wall in exposed brick and flint. Tiled splashback to the rear of the oven. Double glazed casement windows overlooking the field to the rear.

A return staircase leads to the first-floor **Landing** with exposed wall timbers, access panel to the roof space. To the far end of the landing is formally the staircase that could be converted into a dressing area or shower room. The main **Bedroom** has an original chimney breast and a double-glazed window with outstanding views over the front garden towards Henfield Common. Electric convector heater. The second **Bedroom** also has an original chimney breast with shelving and outstanding views. Electric convector heater. The third **Bedroom** overlooks the field to the rear, whilst the **Bathroom** has been refitted with a panelled bath with blue ceramic tiles, timber effect flooring, wash hand basin set in a vanity unit with grey ceramic tiled splashback and a low-level WC. A double-glazed window overlooks the field to the rear.

**Outside** The property is approached by a paved drive beside which is a delightful, tiered south facing garden with well stocked raised flint and stone flowerbeds, lawned areas and an ornamental pond. A paved path leads to the front door and the door leading to the **Garage** that has an up and over vehicular door, electric light, and power, recently installed hot water cylinder. To the rear of the garage was formally a workshop and cloakroom area that has been removed but could potentially be reinstated. A timber door leads to the rear **Lobby/Storage** and Side **Access**. Door to the rear of the property. Outside water tap to the front of the property.











## Location

The property is situated in Henfield Common yet within walking distance of the main village facilities in the High Street. The 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 very close-by. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal town of Brighton is approximately 9 miles (sea front) 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 South Coast and London.

## Information

**Property Reference:** HJB02813

**Photos & particulars prepared:** April 2024 (Robert Turner MNAEA)

We understand that the access lane is subject to a nominal service charge of approx. £40 per car, per annum (to be verified).

**Services:** Mains electricity water and drainage. We understand that although there is not mains gas connected to the property itself, it is available at other properties on the Common and in the lane. Heating by way of a combination of a modern underfloor heating system on the ground floor and electric convector heaters on the first floor.

**Local Authority:** Horsham District Council **Council Tax Band:** 'E'

## Directions

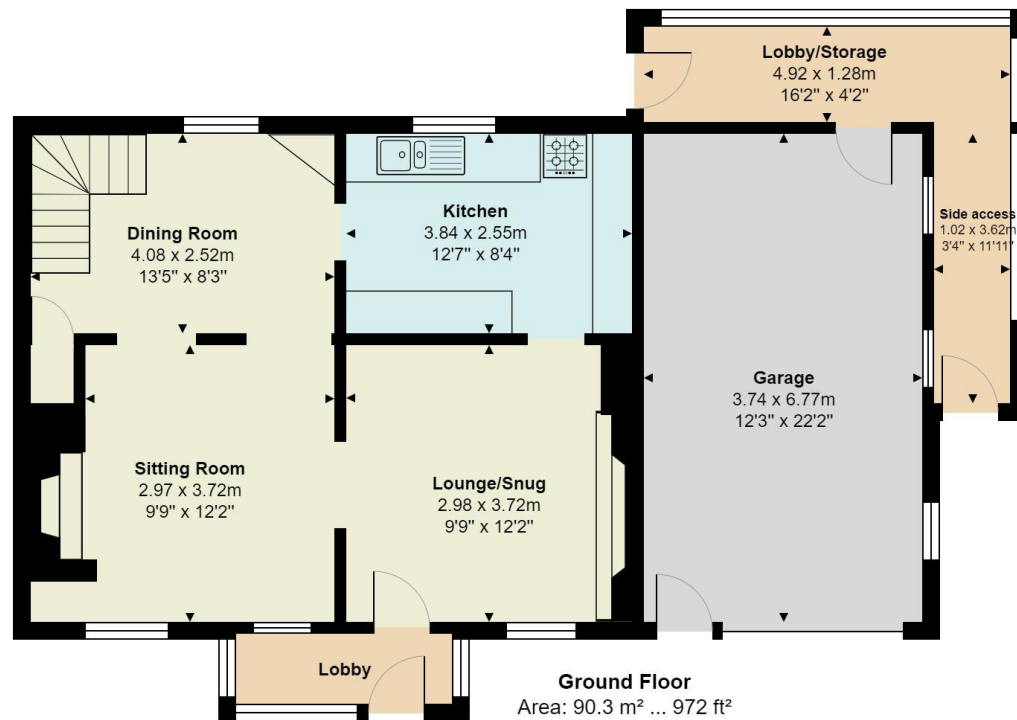
From our offices in the High Street, proceed South on foot and after about 50 yards take the left hand twitten to the Common. Proceed along the lane towards the woodland and the property is one of the last properties on the left hand side.



## Field to the rear







Friars Cottage, Henfield Common North, Henfield, BN5 9RL

Total Area: 142.0 m<sup>2</sup> ... 1529 ft<sup>2</sup> - approx. Inc Garage

All measurements are approximate and for display purposes only. H. J. Burt Henfield



## 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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Henfield Common

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