



1 | Deer Park | Henfield | West Sussex | BN5 9JQ

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







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Asking Price: Offers in excess of £949,000 | Freehold



- Magnificent five-bedroom detached property
- Unique, secluded location on the edge of a popular development
- Large south westerly gardens. Secluded corner plot
- Private drive and detached double garage
- Double aspect sitting room, kitchen/dining room, conservatory & study
- Ensuite bathroom, family bathroom & cloakroom
- Gas central heating, double glazed windows throughout
- EPC: C. COUNCIL TAX: G

### Description

An elegant detached five-bedroom family house situated in a unique location on the edge of a popular development in a slip road servicing just four similar houses and featuring a magnificent corner plot with mature Southwest facing gardens. On the ground floor, the property has a modern kitchen/dining room that extends into a large conservatory, along with a separate utility room, double aspect sitting room, cloakroom and study. The well-appointed accommodation also includes a principal bedroom with en suite, four further bedrooms, and a family bathroom. In addition to the delightful gardens is off-road parking for three or four cars and a detached brick built double garage. Other features include gas fired central heating and double-glazed windows external doors throughout.

An **Open Covered Porch** with outside light point and double glazed front door leads to the **Entrance Hall** that has wood effect flooring extending into the study. Understairs storage cupboard. **Cloakroom** fitted in a white suite comprising level WC and a wash hand basin with splashback tiled floor and double-glazed window with obscured glass. The double aspect **Sitting Room** has double glazed window with the leaded lights overlooking the front of the property and double casement doors to the rear patio. Stone fireplace with electric flame effect fire. The **Study** overlooks the front of the property. **Kitchen/Dining Room** is fitted in a range of modern units with matching hanging wall cabinets and appliances including Bosch double oven separate gas five-ring hob with extractor canopy over, Beko integrated fridge freezer and integrated Bosch dishwasher. Glazed single drainer sink top with the monochrome tap, part tiled walls and tiled floor. The Dining Area has a tiled floor and opens up into a lovely **Conservatory**, currently used as a dining room with a tiled floor and double doors leading to delightful rear garden. **Utility Room** has a single drainer stainless steel sink top, adjoining worksurface with

drawers and cupboards under. Space and plumbing for automatic washing machine and tumble dryer. Hanging wall cabinets, part tiled walls and tiled floor, Vaillant wall mounted gas fired boiler. Double glazed casement door to outside. A return staircase leads to the first floor galleried **Landing** with airing cupboard with slatted shelving and immersion heater. Access panel to roof space. The principal **Bedroom** has a delightful outlook over the rear garden with two sets of built-in double wardrobe cupboards. **Ensuite Shower room** fitted in a modern suite comprising, moulded wash hand basin and vanity unit, matching close coupled WC and bidet plus enclosed quad shower cubicle. Tiled wall and tiled floor, combined radiator/towel rail and electric shaver point/light. The second **Bedroom** also overlooks the rear garden, whilst the third **Bedroom** is currently being used as a dressing room, with a range of fitted wardrobes and a matching chest of drawers. The fourth **Bedroom** overlooks the front of the property, and the smallest **Bedroom** number five has a pleasant outlook over the rear garden. The family **Bathroom** is fitted in a modern white suite comprising panelled bath with period style mixer tap and shower, pedestal wash hand basin and low-level WC. Fully tiled walls and floor, double glazed window with obscured glass.









**Outside** There is a private driveway with parking for three or four cars leading to the detached brick built **Double Garage**. With electric light and power, twin up and over doors and a personnel door to the side. There is a path and paved area with mature shrubs and beds laid to slate chipping leading to the front door. Beside the garage is a gated access to the magnificent rear garden that has two paved sitting out areas and a large expanse of shaped lawn interspersed with mature shrubs and trees. There is a timber garden store beyond which is an aluminium framed greenhouse. The gardens are well screened by a combination of high conifer laurel hedging and panel fencing and face predominantly to the south-west and west. The rear garden measures approximately 135' at the longest point from the garage by 84' on average. Outside light points and outside water tap.

### Location

The property is situated on the northern side of Henfield village, within easy reach of the main facilities in the High Street, with the leisure centre, Mallards dental surgery and the medical centre all within walking distance. The High Street itself 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 city of Brighton is approximately 9 miles (sea front) to the South-East and offers 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 the M23/M25 and national motorway network.













## Information

Property Reference: HJB02366

Photos & particulars prepared: November 2024 (Robert Turner MNAEA)

Services: All main services

Local Authority: Horsham District Council Council Tax Band: 'G'

## Directions

From our offices proceeded north along the High Street that becomes London Road at the mini roundabout take the left-hand turning into Deer Park and the first turning on the left opposite badger copse and the property will be the first one on the right. What Three Words: <https://w3w.co/districts.norms.entry>

## Viewing

An internal inspection is strictly by appointment with:

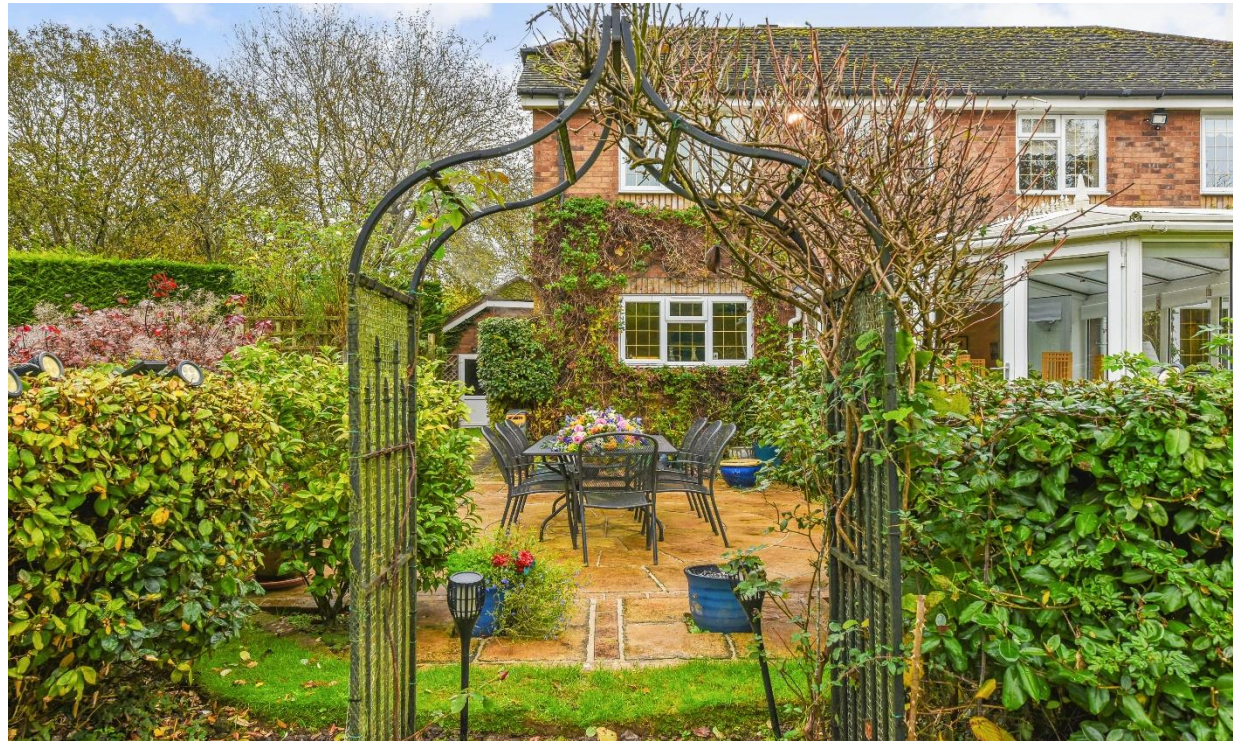
**H.J. BURT Henfield**

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# Deer Park, BN5

Approximate Gross Internal Area = 174.2 sq m / 1875 sq ft

Garage = 27.8 sq m / 299 sq ft

Total = 202.0 sq m / 2174 sq ft



PRODUCED FOR H.J BURT ESTATE AGENTS.

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 used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1148252)





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