



HENFIELD PLACE
HENFIELD, WEST SUSSEX

H.J. BURT
Chartered Surveyors : Estate Agents

Hamptons
THE HOME EXPERTS



An exceptional and historic village house

**Henfield Place, Upper Station Road,
Henfield, West Sussex, BN5 9PH**

Freehold

- **Extensive and adaptable accommodation of around 8,000 sq ft**
- **Delightful mature gardens with private entrance drive**
- **Unconverted detached Sussex Barn**
- **Wonderfully convenient village location**

An exceptional Grade II Listed, part Queen Anne house, of great charm and antiquity, believed to originate from the 15th century, nestling in wonderful, mature gardens that extend to about 1.3 acres.

Features

Reception Hall, Drawing Room, Dining Room, Library, Snug/Study, Kitchen/Breakfast Room, Ancillary Utility and Laundry Rooms, Cellar, 6 Bedrooms, 5 Baths/Shower Rooms, 1st Floor Study/7th Bedroom, 1st Floor Sitting/Games Room, Large Attic Space with Further Potential, Delightful Mature Gardens with Private Entrance Drive, Garaging and Workshops in Unconverted Detached Sussex Barn, Greenhouse, In All About 1.3 Acres.

Description

Henfield Place is a substantial Grade II listed House, set in the heart of Henfield Village, that has been central to its community for centuries. This handsome period property is thought to date from the 15th century, with significant additions and alterations during the Queen Anne, Georgian, and later periods. Between 1889 and 1991 Henfield Place housed one of the first Catholic Seminaries founded in England after the Reformation.

Externally, this impressive building includes mellow part-rendered and part brick-and-tile-hung elevations under a mainly Horsham stone-covered roof. It has accommodation spread over two principal floors, with good sized cellars, and large attic rooms offering further potential. In recent years, thorough refurbishment work has been undertaken to the fabric of the building, which now offers a wonderful opportunity for the purchaser and new guardian of this important village house to put their own mark on the property, by further decorating and improving it to their own taste.

The extensive and elegant accommodation offers great flexibility to create a main family living-space, with secondary accommodation in the side wing and attic areas, and further scope for conversion of the traditional Sussex Barn (subject to all consents). The principal rooms are very well-proportioned, with good ceiling heights, fine period features, and a large number of windows and French doors overlooking mature and delightful gardens.





Situation

Henfield Place is set in the heart of the village, within convenient walking distance of the High Street, with its good range of shops, St Peter's Church and Primary School, community facilities such as the Henfield Tennis Club and Leisure Centre, countryside walks and, for riding and cycling, the Downs Link pathway .

Hassocks, seven miles to the East, has a mainline railway station about 30 minutes from Gatwick Airport or an hour from London termini. Nine miles to the south, beyond the South Downs Way, lies the seafront of Brighton and Hove, with its marina, and cosmopolitan choice of shops, restaurants, arts, recreational and business facilities. The old market town of Horsham, eleven miles to the North, is about an hour by train to Victoria station.

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, Pycombe 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 7 miles away. There is a wide range of state and independent schools in the area.

Gardens and Grounds

These fine gardens are planted throughout with an abundance of specimen trees, shrubs and herbaceous plants, including elegant magnolias, colourful mixed climbers, majestic lime trees, ancient biannual wisterias, and, in the spring, enchanting carpets of flowering bulbs. The house itself is located at the centre of the village, with a gate leading to the nearby village churches, and its occupants have for generations been integral to this community: It was a former owner of Henfield Place, Miss Margaret Knowles, who gifted the 'King's Field' Recreation ground to the village in 1935 to mark the silver jubilee of King George V. Accordingly, the house and its gardens have played host to many village events over the years, even as they have given gracious accommodation and peaceful recreation to successive families and their circles of friends.

Services

Mains water, electricity, gas and drainage.

Local Authority

Horsham District Council.

Council Tax

Band H



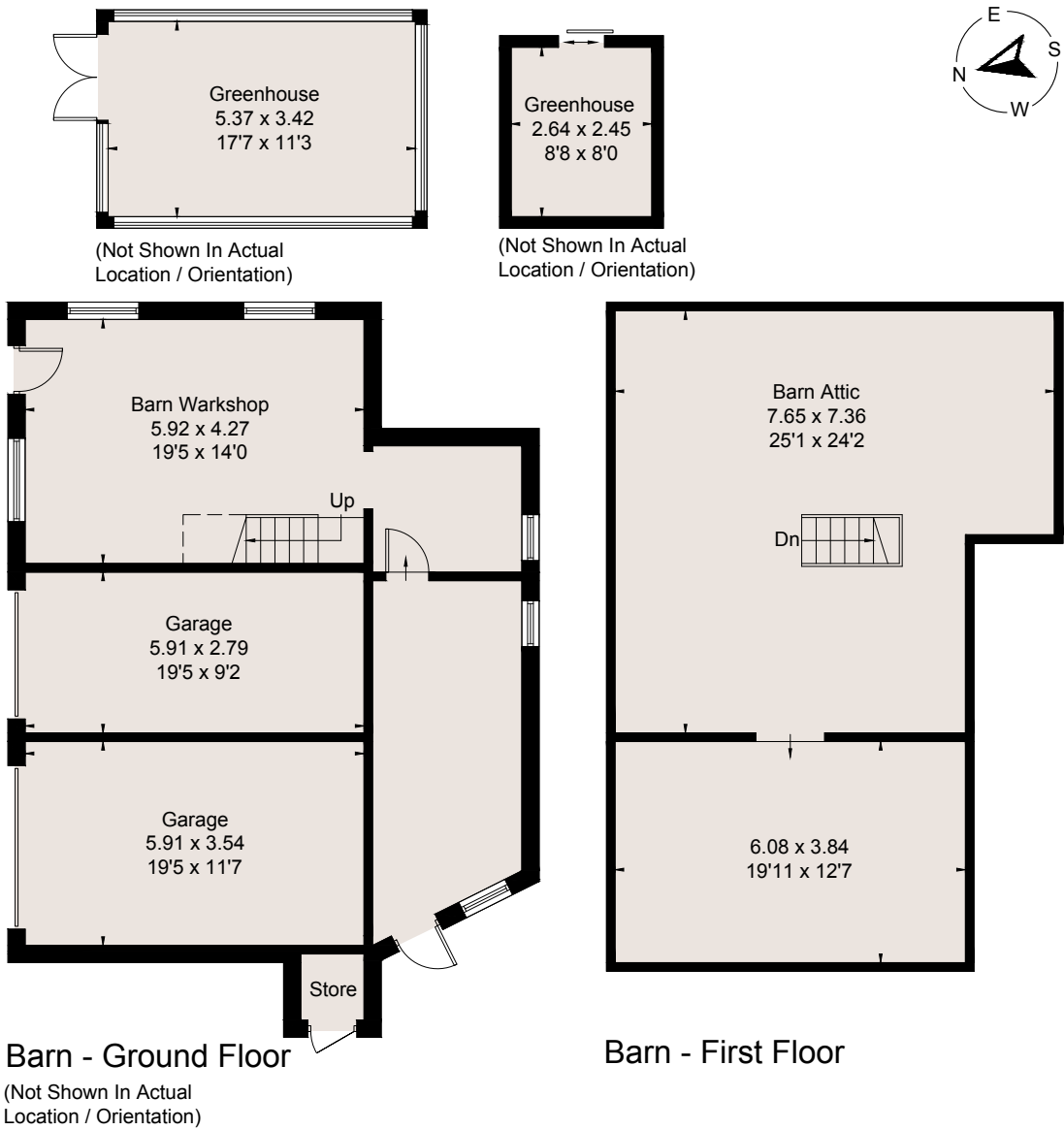
Henfield Place

Approximate Floor Area: Ground Floor = 292.7 sq m / 3150 sq ft, First Floor = 270.5 sq m / 2912 sq ft, Second Floor = 179.4 sq m / 1931 sq ft, Cellar = 27 sq m / 291 sq ft, Total = 769.6 sq m / 8284 sq ft (Including Attic Rooms / Eaves)



Outbuildings

Approximate Floor Area: Outbuildings = 188.9 sq m / 2033 sq ft



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For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.