



Chates Cottage (Studio) | Betley Lane | Henfield | West Sussex | BN5 9QT

H.J. BURT
Chartered Surveyors : Estate Agents



Chates Cottage (Studio) | Betley Lane | Henfield | West Sussex | BN5 9QT

Guide Price: £1,050,000 | Freehold



- Lying in an idyllic rural location, a delightful renovated & extended period cottage offering beautifully presented accommodation with good energy performance rating & all within a magical garden & land. Freehold. Council Tax 'E'. EPC 'C'.
- Entrance hall, double aspect living/dining room, kitchen/breakfast room, cloaks & utility room. Principal ensuite bedroom, two further double bedrooms & shower room.
- Detached studio/guest accommodation. Garden room/office.
- Oak framed garage. Beautiful gardens & grounds with wildlife meadows adjoining River Adur. Overall c. 8.38 acres (3.39 Ha).

Description

Chates Cottage is a delightful and beautifully presented rural retreat that has been lovingly restored, extended and refurbished by its architect owners to a very high standard and all set within a magical garden and grounds in a superb setting on the rural outskirts of Henfield. The renovation, extension and modernisation works to the old studio cottage have created something very special with a balance of character between old and new. This includes good energy efficiency with underfloor heating to the ground floor (excl. larder) via an air-source heat pump, low external maintenance with mellow sage coloured composite weatherboarding, powder coated aluminium double-glazed windows to the majority, plus new roof tiles when the building was remodelled.

The house nestles next to the neighbouring period property, Chates, with mature hedging and wall in between, and is approached from a gated driveway to a useful parking area next to the **pretty oak framed garage** with potting shed below and with attractive brick and flint walling leading to paths to the front and rear of the house with terracing overlooking the garden. The **hall** leads into the charming accommodation with **cloakroom** and **utility room** and thence into the **smart South facing kitchen with range of bespoke fitted units**, walk-in larder and **pretty breakfast area with window seats** overlooking the garden. The **impressive double aspect living/dining room** with its part oak-framed and vaulted roof also enjoys a similarly enticing viewpoint over the garden plus a wood burning stove and oak flooring. The **principal bedroom** is downstairs with a **luxury ensuite shower room and walk-in wardrobe**. To the first floor there are **two good size double bedrooms** with distant outlook in part over adjoining fields and **modern shower room**.



Beyond the **oak framed garden room/office** is a super timber pavilion building offering **delightful studio/guest accommodation which has been used for Airbnb with kitchenette and shower room, plus verandah** with yet another peaceful outlook down the garden and offset by the sounds of the extensive birdlife. Close by, there are **charming and colourful cottage and kitchen garden borders** plus a **wildlife pond**. Mown paths wind their way through the gardens with an abundance of mature broadleaf trees and **meandering brook** running through before reaching a **seating and barbeque area** which overlooks and opens up to the **wildlife meadows** to the West side. This area of rewilded land with mown paths eventually borders land on the banks of the River Adur with **access to miles of wonderful rural walks**.

The property as a **whole extends to approximately 8.38 acres (3.39 Ha)** and whilst potentially offering scope for seasonal grazing to part, due to the meadows' position within the river flood plain, it is not easily accessible or suitable for year-round use.

Location

Chates Cottage is situated off Betley Lane, a no-through country lane leading off Stone Pit Lane and then West End Lane in a sought-after rural location c. 1.5 miles from the High Street which has a wealth of local shops, trades and services. The village has a thriving community with many varied events taking place throughout the year and with facilities including a health & sports centre, library, primary school and churches. In addition, there are many varied countryside walks directly from the property that include the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway linking the North Downs Way in Surrey and the South Downs Way near Steyning.









Hassocks is c. 7 miles to the East with mainline railway station with services to London Victoria and Gatwick. The cosmopolitan coastal city of Brighton & Hove with its abundant choice of shops, dining, recreational and business facilities is c. 9 miles distant. The old market town of Horsham also with mainline and excellent facilities is c. 11 miles.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham, West Chiltington & Pulborough. Internationally recognised rewilding project at Knepp Castle within 10 miles. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Horsham, Brighton & Chichester. Opera at Glyndebourne. David Lloyd Wickwoods country & sports club and spa within 5 miles. There is a good range of state and independent schools in the area.

Information

Property Ref: HJB00218. **Photos 2022 & 2025, particulars prepared May 2025 (ref RBA).**

Services: Mains services of water and electricity. Private drainage. Air-source heat pump.

Freehold title numbers: WSX337165; WSX441325, WSX418223 & WSX418002.

A public footpath runs along the edge of the land on the banks of the River Adur.

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

Directions: [what3words:///passports.atlas.rigid](https://www.what3words.com/passports.atlas.rigid)

From Henfield High Street proceed down Church Street which then merges with Upper Station Road and in turn joins with West End Lane at The Old Railway pub. Thereafter take the right turning into Stone Pit Lane, following the lane round to the left and then turning right where signposted. Turn left again and the property will be seen a short distance along the track as shown on the plan and just passing the neighbouring, but separate property, Chates.

Viewing by appointment:

H.J. BURT

01903 879488 or 01273 495392 | www.hjburt.co.uk | sales@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 Guest Studio



Chates Studio, Betley Lane,
Henfield, West Sussex



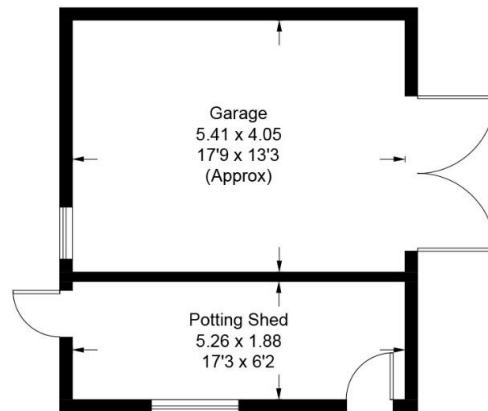
Henfield, BN5

Approximate Gross Internal Area = 173.6 sq m / 1869 sq ft
 Outbuildings = 70.6 sq m / 760 sq ft
 Total = 244.2 sq m / 2629 sq ft
 (Including Garage)

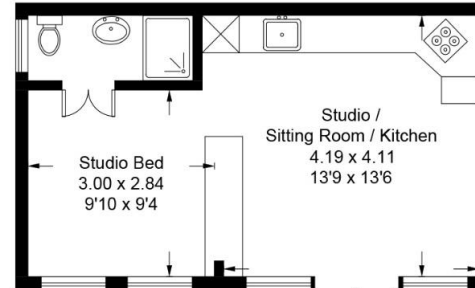


Chates Cottage Studio

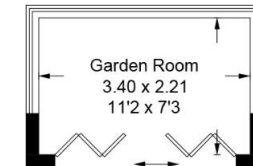
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



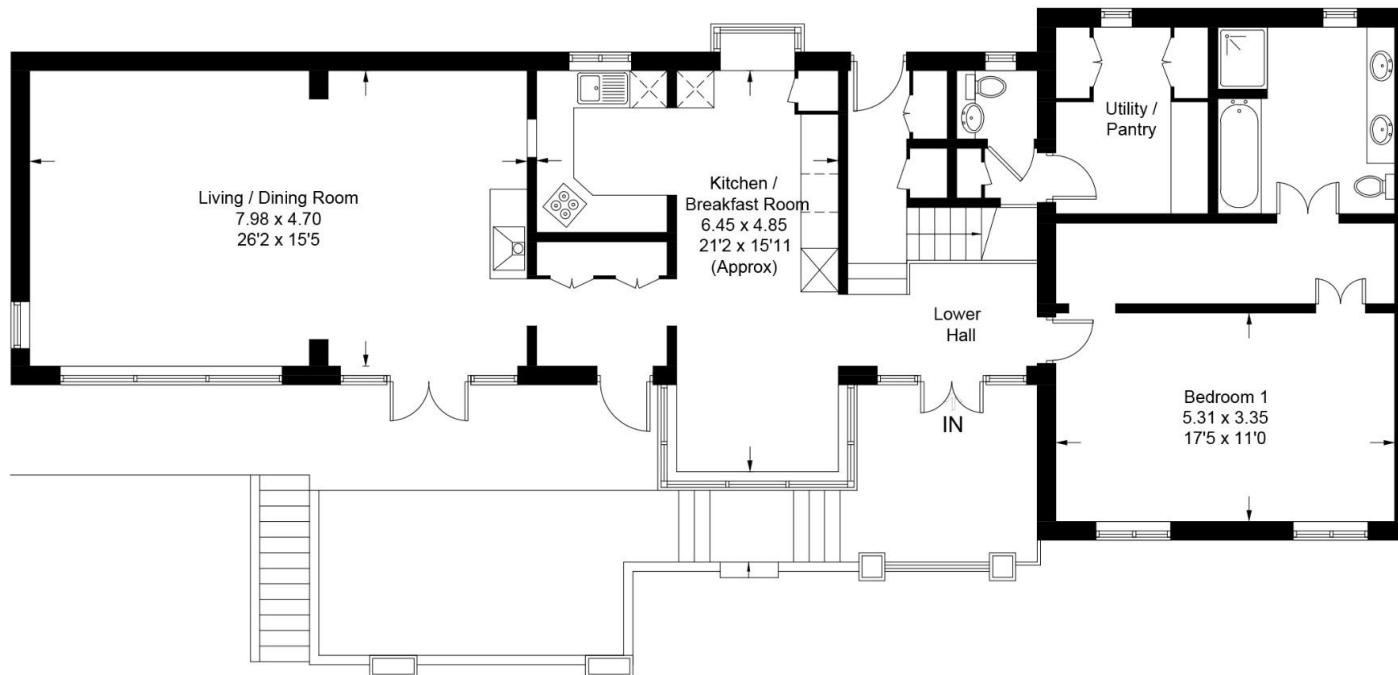
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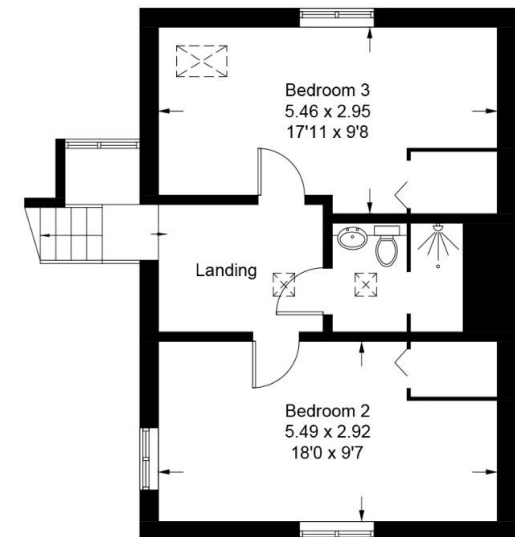
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(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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 2022.(ID882922)



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