



1 | Badger Copse | Henfield | West Sussex | BN5 9HE

H.J. BURT
Chartered Surveyors : Estate Agents



1 | Badger Copse | Henfield | West Sussex | BN5 9HE

Guide Range: £850,000 to £900,000 | Freehold



- Superb detached 5-bedroom family house
- In a close of similar properties built by Sunley Homes in around 1997
- Desirable and secluded location on the edge of the village
- Gas central heating and double glazing
- Detached double garage and private drive
- Attractive & secluded rear garden
- Viewing highly recommended

Description

An elegant and extremely well-presented detached five-bedroom family house situated on the edge of a popular development and featuring a magnificent corner plot with mature gardens. On the ground floor, the property has a modern kitchen/breakfast room, separate dining room, double aspect sitting room, cloakroom and study/family room. The well-appointed accommodation also includes a principal bedroom with modern en suite shower room, four further bedrooms, and a contemporary family bathroom. In addition to the delightful gardens is off-road parking for several cars and a detached brick built double garage. Other features include gas fired central heating, plus double-glazed windows and external doors throughout. An internal inspection is highly recommended.

A wide, **Open Porch** leads via a front door to the **Entrance Hall** with luxury vinyl flooring, understairs storage cupboard and further cloaks cupboard. The **Cloakroom** is fitted in a modern white suite with low-level WC, wash hand basin in vanity unit with tiled back. Combined radiator/towel rail, double glazed window with obscured glass. The double aspect **Sitting Room** is an elegant room with dado rails; electric flame effect set in fire surround with gas point. Double glazed casement doors to the rear garden. The **Study/Family Room** has dado rails and double-glazed windows overlooking the front of the property. The **Kitchen/Breakfast Room** has a range of grey fronted units with granite works surfaces with cupboards under and matching hanging wall cabinets. Under cupboard and skirting board lighting. Stainless steel sink with monochrome tap and integrated appliances including Candy dishwasher, Logic washing machine and Stirling Deluxe range style oven with domino gas hob and extractor canopy over. Space and plumbing for American style fridge. Part tiled walls and tiled floor, double glazed door to outside. There is a separate **Dining Room** with double glazed windows with a pleasant outlook over the rear garden.

A return staircase leads to the first floor **Galleried Landing** with access panel leading to the roof space, built in airing cupboard housing foam insulated hot water and immersion heater. The principal **Bedroom** has two sets of built-in double wardrobe cupboards and a double-glazed window with a pleasant outlook over the rear garden. Modern **Ensuite Shower Room** with large walk-in shower fully tiled with deluge head shower and further hand shower. Low level WC and wash hand basin set in vanity unit. Demister mirror, tiled floor and combined towel rail/radiator. There are three other double **Bedrooms** and a single **Bedroom** on this floor. Bedrooms two and five overlook the rear garden, while Bedrooms three and four both overlook at the front of the property. The family **Bathroom** has a spa bath with hand shower attachment over and tiled surround. Modern low-level WC and wash hand basin set in vanity unit with tiled splashback, double glazed window with obscured glass. Extractor fan, combined radiator/towel rail, tiled floor and demister mirror.

Outside To the front of the property is a double width driveway leading to the detached **Double Garage** that has twin up and over doors, side personnel door. Electric light and power and roof storage. The property occupies a corner plot with a front garden laid to lawn with shrub beds and gated side access leading to the pretty, secluded rear garden with well stocked flower and shrub beds, mature trees and a large decking area ideal for alfresco dining. Further paved area for greenhouse etc and to the north side of the house is a further sheltered area ideal for bin storage.

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: HJB03070

Photos & particulars prepared: June 2025 (Robert Turner MNAEA)

Services: All main services

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

Joint Agents: Messrs Chesworths, Horsham 01403 255420

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 right and the property will be the first one on the left. What Three Words: <https://w3w.co/towns.botanists.journey>

Viewing

An internal inspection is strictly by appointment with:

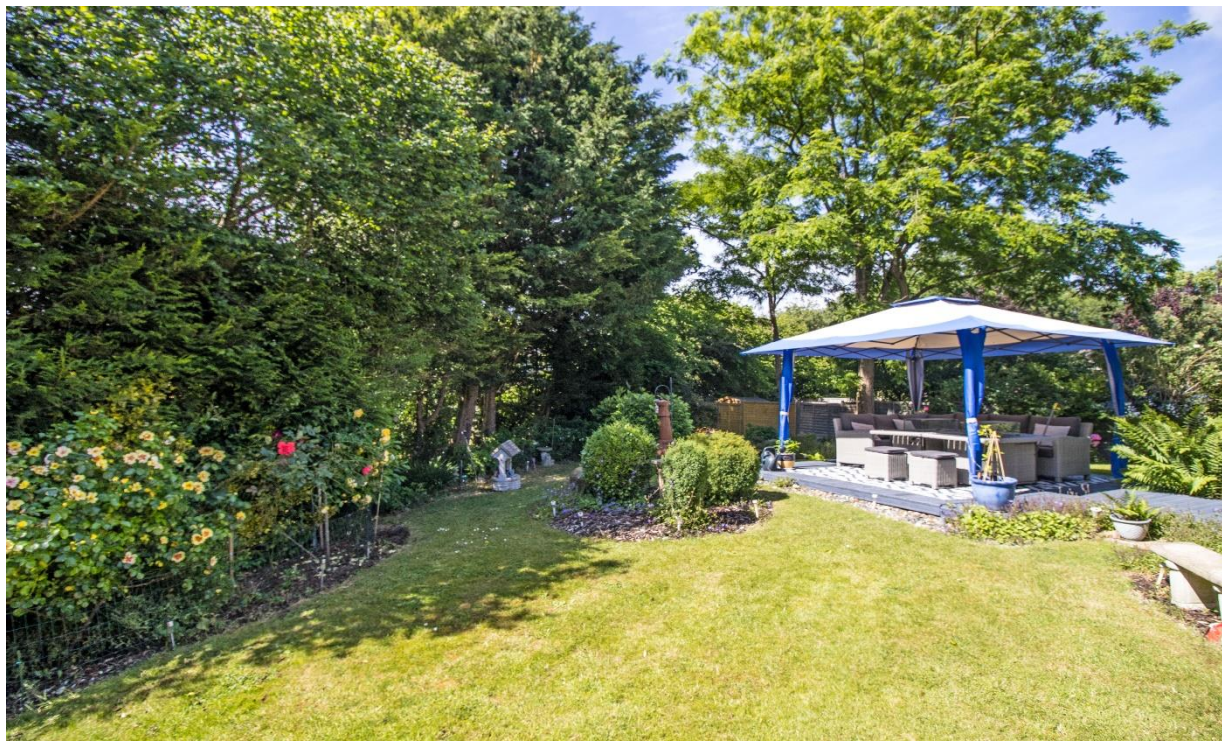
H.J. BURT Henfield

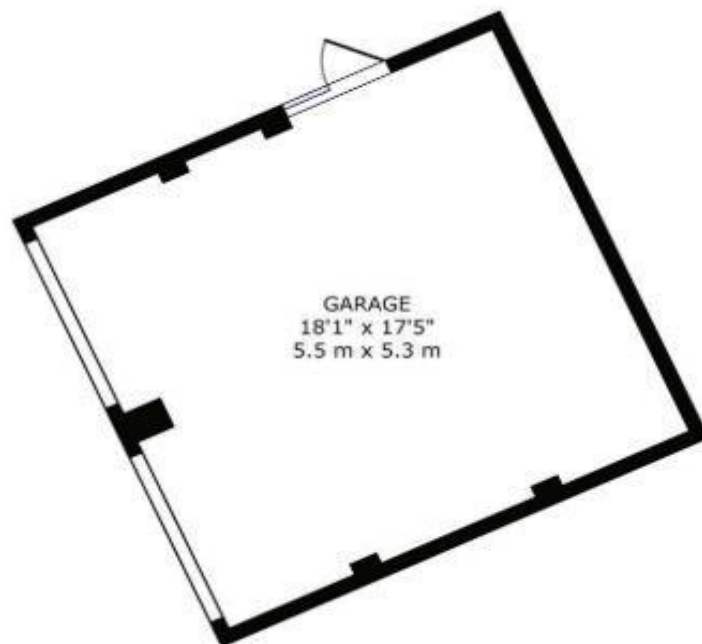
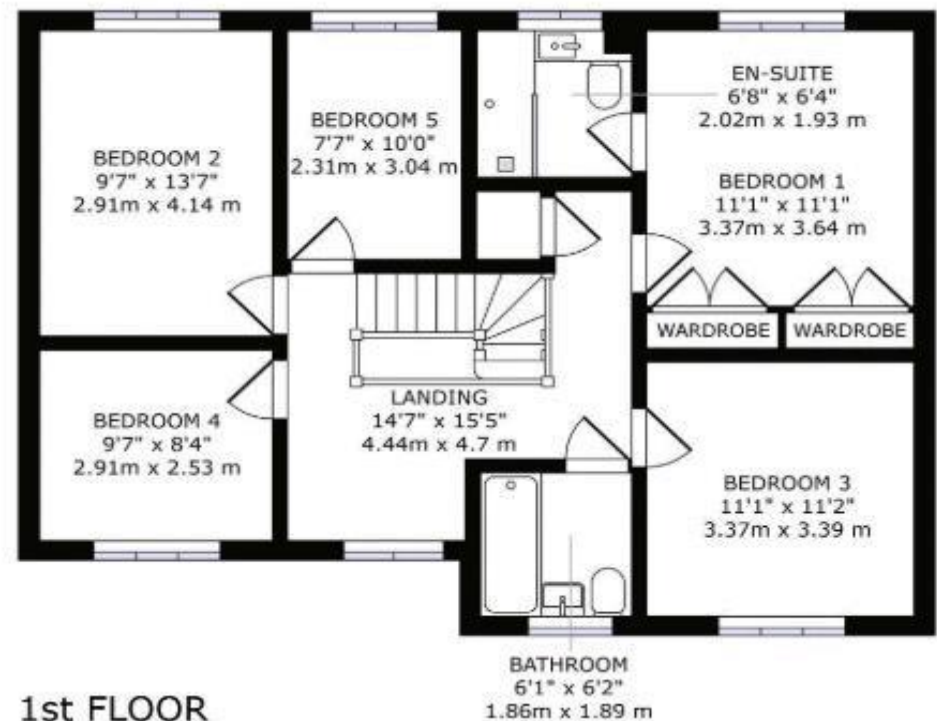
Euston House | High Street | Henfield | West Sussex | BN5 9DD

01273 495392 | www.hjburt.co.uk | henfield@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.





TOTAL FLOOR AREA - 144.9 m² (1559.2 ft²)
(excluding garage)





H.J. BURT
Chartered Surveyors : Estate Agents



rightmove
find your happy

UKLANDand
FARMS.co.uk

01273 495392 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services