



Bantams | Faircox Lane | Henfield | West Sussex | BN5 9PD

H.J. BURT
Chartered Surveyors : Estate Agents



Bantams | Faircox Lane | Henfield | West Sussex | BN5 9PD

Asking Price: £800,000 to £820,000 | Freehold



- Handsome four bedroom detached 1920s/1930s family house
- Close to twittens providing access to the High Street and the Downs Link
- Large plot including a stunning easterly rear garden
- Private drive with turning area and detached double garage
- Useful covered lobby with utility and store
- Modern gas central heating system
- Double glazed windows installed in 2023

Description

A most imposing four bedroom detached family house, situated in a private lane and offered for the sale for the first time in nearly 50 years. Probably originally constructed around 100 years ago with an extension added around the year 2000, the property has been well maintained over the years and includes a lovely plot with a stunning, good sized Easterly rear garden, as well as a private drive and detached double garage. On the ground floor is a lovely double aspect sitting room with separate dining room, conservatory, cloakroom, and kitchen, whilst on the first floor are four bedrooms, an ensuite bathroom and a family shower room. There is scope to extend further subject to any necessary consents and an internal inspection of this cherished family home is highly recommended.

An **Open Covered Porch** leads via a timber front door to the **Entrance Hall** that has parquet flooring and an understairs storage cupboard. **Cloakroom** with period style WC with high-level cistern and wash hand basin. Double glazed window that obscured glass and cloaks cupboard. The **Dining Room** has parquet flooring and doors leading to the Kitchen and **Conservatory**. The latter has a tiled floor, radiator, double glazed windows with quarry tiled sills and double doors leading to the patio area. The **Sitting Room** is a good sized and elegant double aspect room with parquet flooring and picture rails. Double glazed windows overlook the front and double doors to the rear patio. Feature fireplace with brick surround, oak mantle, slate hearth and multi fuel burner. The **Kitchen** is fitted in a range of cream fronted units with heat resistant worksurfaces comprising single drainer stainless steel sink top with mono block tap. Matching hanging wall cabinets, Neff double oven with warming drawer and separate Bosch halogen hob. Tiled floor part tiled walls, integrated Neff dishwasher, space for refrigerator and freezer. Part glazed door to a **Covered Lobby** with store and separate utility room with space and plumbing for automatic washing machine. Light and power. Quarry tiled floor, Worcester

Green Star RI gas boiler on programmer control unit, stainless steel sink unit and base unit.

A return staircase leads to the **First Floor Landing** where there is an access panel with loft ladder to a large roof space. There are four bedrooms on this floor including a principal **Bedroom** with fitted wardrobes and double-glazed windows providing a lovely outlook over the rear garden. **Ensuite Bathroom** with Jacuzzi bath, low-level WC, pedestal wash and basin and shower cubicle with Myra electric shower. Part tiled walls, vinyl wood effect flooring. Airing covered housing foam insulated hot water cylinder. A further single **Bedroom** with fitted cupboards overlooks the rear, whilst the second double **Bedroom** again has fitted wardrobe cupboards, a corner wash hand basin and a pleasant outlook. There is a smaller single **Bedroom** currently used as a study. The **Shower Room** has a period style low level WC, and matching wash hand basin with attached towel rail. Modern walk-in shower cubicle. Part tiled walls, tile effect flooring, extractor fan and chromium heated towel rail.

Outside: there is a private driveway with a turning area leading to a detached brick built **Double Garage** with twin up and over doors, electric light and power, roof storage and a side personnel door. The property occupies a good size plot with a well screened front garden, laid to lawn with extensive borders and mature shrubs. There is gated access either side of the property leading to the stunning rear garden. There is a paved patio enclosed by a dwarf Yorkstone wall and a couple of steps leading to large expanse of lawn interspersed with colourful flower and shrub beds plus mature trees. In all, the garden that has a Southerly aspect measures approximately 80 feet wide by around 65 feet max deep. To the side of the property is a useful timber garden shed and former fuel store.







Location

The property is close to a network of 'twittens' providing walking access to the thriving High Street as well as amenities such as the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway linking the North Downs Way in Surrey with the South Downs near Steyning. St Peter's C of E Primary School is only about a quarter of a mile, whilst Henfield Leisure Centre is less than half a mile. The High Street has a wealth of local shops, trades and services and forms the centre of the village, which has an active community and varied events taking place throughout the year, and with excellent facilities including health centre, library, and churches of most denominations.

Information

Property Reference: HJB03150 **Photos & particulars prepared:** July 2025 (RNT)

Services: All main services. N.B. We understand that as Faircox Lane is a private road, there is a monthly maintenance charge of around £10 per household (to be verified).

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

Directions

From our offices in the High Street, proceed North taking the fourth left into Church Street, follow this road over the twin mini-roundabouts, taking the left hand turning into Faircox Lane, where the property will be seen towards the end on the left-hand side.

What Three Words: <https://w3w.co/topic.misted.freshest>

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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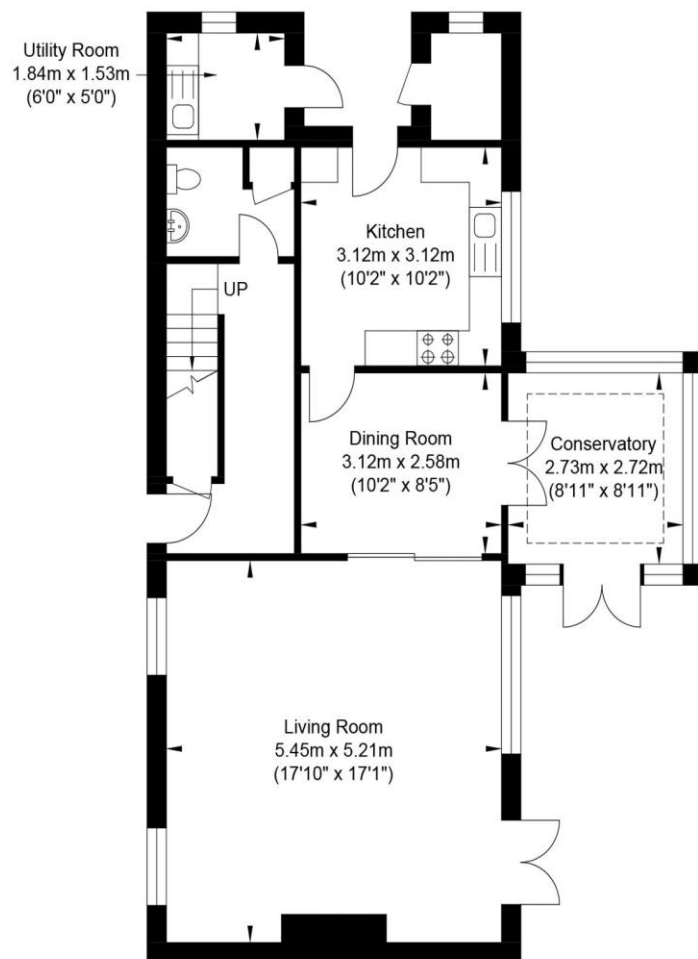
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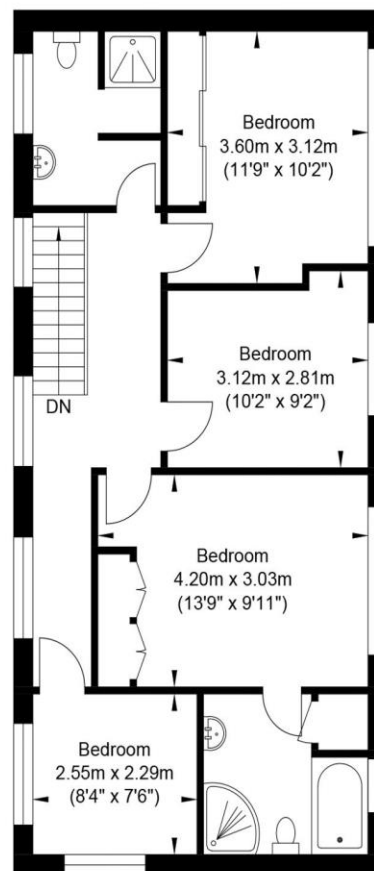
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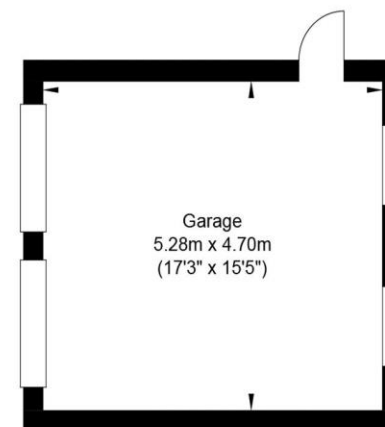
Faircox Lane



Ground Floor
Approximate Floor Area
770.91 sq ft
(71.62 sq m)



First Floor
Approximate Floor Area
658.96 sq ft
(61.22 sq m)



Garage
Approximate Floor Area
267.16 sq ft
(24.82 sq m)



Approximate Gross Internal (Excluding Garage) Area = 132.84 sq m / 1429.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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