



Mouse Cottage, 4-5 Stipenhoke | Henfield Common North | Henfield | West Sussex | BN5 9RW

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Range: £595,000 to £615,000 | Freehold



- Charming period Grade II listed cottage on Henfield Common
- Highly convenient and sought-after location
- Three good sized bedrooms and two bathrooms
- Two reception rooms, kitchen/breakfast room & utility/cloakroom
- Many period features including exposed wall and ceiling timbers
- Sash & casement double glazed windows to most rooms
- Gas central heating. Charming cottage gardens and brick-built garage

Description

Occupying a highly desirable and convenient position overlooking Henfield Common, this most attractive attached Grade II listed property exudes character and charm. Believed to date from around 1650 (to be verified), the property was originally formed from two adjoining cottages (two of the original L shaped row of six cottages). The elevations are a pretty combination of brick, flint and timber with some rendering, under a clay tiled roof. There is spacious and versatile accommodation arranged over two floors. The ground floor features two entrance lobbies, a kitchen with inglenook fireplace adjoining utility/cloakroom, and two reception rooms, one of which also boasts an original inglenook fireplace. Upstairs, accommodation is accessed via two separate staircases, leading to three generous double bedrooms and two bathrooms. Outside, the delightful, secluded gardens, situated mainly to the east of the property, provide a charming and private setting, complete with a summer house. A shared driveway leads to a brick-built garage, offering practical storage and parking. Rich in period detail, the property retains numerous period features, including exposed wall and ceiling timbers, latched doors and sections of what appears to be wattle and daub. Although the house would now benefit from a degree of restoration, it presents a rare opportunity to create a truly exceptional period home in one of Henfield's most sought-after locations.

The property is entered by two entrance **Lobbies**. The first leads to the **Sitting Room** that has an inglenook fireplace currently with a gas flame effect fire (not tested), bressummer beam and what appears to be a former bread oven. There are exposed wall and ceiling timbers and double-glazed casement windows with quarry tiles sills overlook the garden and the Common. The **Dining Room** has oak engineered wood flooring that extends into the Kitchen. There are fitted cupboards predominantly under the stairs, that match those of the kitchen and includes a built-in freezer. A cupboard with latched door houses a

Potterton Performa 30 HE gas fired boiler. Another latched door leads to one of the two staircases. The **Kitchen/Breakfast room** is fitted in a range of oak fronted units with heat resistant work surfaces with single drainer sink top with mixer tap. There are numerous matching drawers and cupboards with period style door furniture. Casement double glazed windows overlook the garden. There is an inglenook fireplace with former bread oven and bressummer beam with tiled half brick surround and canopy. Rangemaster range style oven with tiled splash back, refrigerator. There is a useful cupboard beside the fireplace. Exposed ceiling timbers glazed door to the second entrance lobby with stable door to garden. A further latched door leads to a **Cloakroom/Utility** with low level wc, small wash hand basin with tiled splashback, space for stacked washing machine and dishwasher. Faux feature latched door (previously in the kitchen) and terracotta tiled floor.





From the kitchen a latched door leads via a staircase to the first-floor **Landing** where there is a former sealed door. The principal **Bedroom** has a timber floor, exposed wall timbers, two small double cupboards and a low latched door leading to the **Ensuite Bathroom**. This is fitted in a white suite comprising panelled bath with period style shower and further hand shower with shower screen. Low level WC, wash hand basin with tiled splashback and a small casement double glazed window. The secondary staircase in the dining room leads to another first floor **Landing** with the **two double Bedrooms**, one with overhead locker storage and exposed wall timbers, the other with a fitted wardrobe cupboard. There is a small inner landing with linen cupboard and hatch to loft, and a **Bathroom** fitted in a white period style suite with enamelled bath, period style hand shower, low-level WC and wash hand basin set in vanity unit with tiled splashback.

Outside there is a shared driveway leading to a brick-built **Garage** with up and over door and attached at the rear to an outbuilding owned by the neighbouring property. The charming and good-sized cottage gardens lie predominantly to the south and east of the property with areas of lawn, interspersed by stone paving including raised patio areas with mature shrubs and trees. There is a timber **Summerhouse** with power. (Not tested) and a further timber tool shed. Two gates lead to the front of the property onto the common and to the garage.

Location

The property is situated in Henfield Common yet within walking distance of the main village facilities in the High Street. The High Street 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 town of Brighton is approximately 9 miles (sea front) to the South-East and Horsham is approximately 11 miles to the North. Both offer 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 South Coast and London.

Information

Property Reference: HJB03276

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

Services: All main services are connected to the property.

NB: There is a drainage pump monitoring system within the curtilage of the property owned and maintained by Southern Water. We understand that the access lane is subject to a nominal service charge of approx. £40 per car, per annum (to be verified)

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

Directions

From our office, proceed on foot to Henfield common north, passing through the Twitten beside Moustows Manor and along the slip road with the common on your right. Go past the turning on the left to Daisy Croft, where the property will be found after short distance on the left-hand side. What Three Words: <https://w3w.co/mass.stated.each>

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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Find us @H.J.Burt

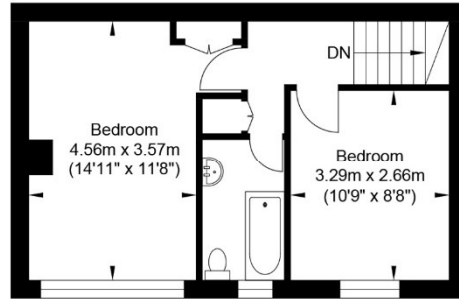


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.

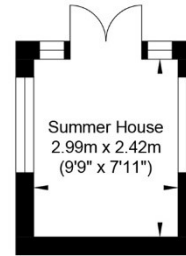




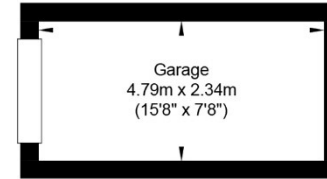
Henfield Common North



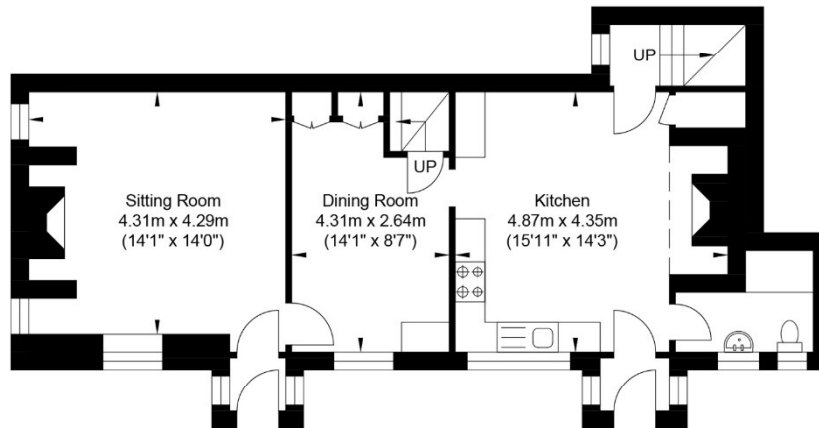
First Floor
Approximate Floor Area
330.12 sq ft
(30.67 sq m)



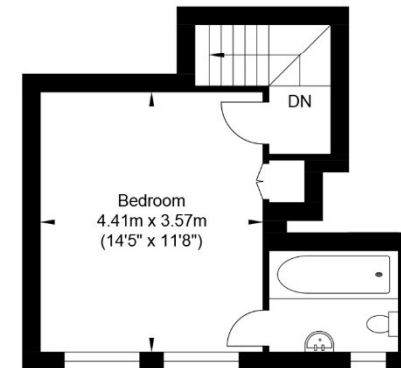
Outbuilding
Approximate Floor Area
77.93 sq ft
(7.24 sq m)



Garage
Approximate Floor Area
120.66 sq ft
(11.21 sq m)



Ground Floor
Approximate Floor Area
639.59 sq ft
(59.42 sq m)



First Floor
Approximate Floor Area
263.93 sq ft
(24.52 sq m)



Approximate Gross Internal Area(Exculding Garage / Outbuilding) = 114.61 sq m / 1233.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.