

**RUSH  
WITT &  
WILSON**



**Black Cottage, Henley Down, Catsfield, East Sussex TN33 9BN  
£775,000**

Welcome to this exquisite detached house with a detached annexe; privately situated in a rural lane location and within a generous 0.62 acre plot. This home offers the perfect blend of privacy and tranquillity, with picturesque views over the open countryside and direct access onto delightful countryside walks, ideal for those who appreciate the great outdoors.

This stunning property boasts a wealth of period features including exposed beams and an inglenook fireplace. The main house accommodation comprises a sitting room, dual aspect dining room, kitchen, three bedrooms and modern shower room and well appointed en-suite bathroom.

One of the standout features of this property is the detached annexe, offering versatile living options such as multi-generational living, guest accommodation, or even a home /office business workspace. This additional space adds a layer of convenience and flexibility to the property, catering to various lifestyle needs.

Furthermore, the property includes a detached double car barn, a covered workshop/store and ample parking for multiple vehicles.

If you are looking for a peaceful retreat with ample space both indoors and outdoors, this charming detached house in Henley Down is the perfect place to call home. Don't miss the opportunity to own a piece of countryside paradise with this exceptional property.



The property is approached via a country lane, leading onto a shared driveway. Private gates then open onto the private driveway that approaches the property and onto a large area of parking.

The property is approached via the driveway that leads onto a flagstone front terrace and to a pitched tiled part enclosed oak framed porch with exterior lighting and a solid wooden and lead glazed front door leading into:-

#### **Entrance Hall**

8' x 8' (2.44m x 2.44m)

Stairs to first floor, wealth of exposed timbers, under stairs storage, radiator and ceiling lighting.

#### **Sitting Room**

21'1" x 12'2" reducing to 15'8" (6.43m x 3.71m reducing to 4.80m)

This stunning room is flooded with light and retains a wealth of character with exposed beams, wooden flooring, large inglenook fireplace housing a wood burning stove, double glazed windows to front aspect, wall mounted lighting and two radiator.

#### **Dining Room**

13'2 x 9'8 (4.01m x 2.95m)

Enjoying a dual aspect via double glazed window to the front and double glazed door with garden aspect and access, exposed brickwork, radiator and wall mounted lighting.

#### **Kitchen**

9'9 x 8'4 (2.97m x 2.54m)

Fitted with a matching range of cream wall and base mounted units with a wooden worksurface over and a 1 1/2 bowl sink with drainer and mixer tap, attractive tiled surround, space for dishwasher and electric AGA, wood effect tiled floor with under floor heating, double glazed window to rear aspect, and direct opening into:-

#### **Rear Lobby/Utility Area**

14'5 x 5'4 (4.39m x 1.63m)

With a continuation of the wood effect tiled floor and underfloor heating, space for fridge/freezer and washing machine, inset ceiling lighting, double glazed window to rear aspect and stable style door with rear garden access.

#### **Shower Room**

5'4 x 5'5 (1.63m x 1.65m)

Fitted with a low level w.c, circular wash hand basin with mixer tap and bespoke storage beneath, shower cubicle with electric Mira shower, double glazed obscured window to rear aspect, wood effect tiled floor with underfloor heating, extractor, ceiling lighting and heated towel rail.

#### **First Floor**

##### **Galleried Landing**

12'7 x 8'3 (3.84m x 2.51m)

Stunning open landing with double glazed window to front aspect with superb views over the garden and neighbouring countryside, wealth of exposed beams, ceiling lighting and storage cupboard.

##### **Bedroom One**

21'9 x 12'6 reducing to 10'8 (6.63m x 3.81m reducing to 3.25m )

Enjoying a fantastic aspect over the front garden and neighbouring countryside via double glazed windows; flooding the room with natural light. With a deep built-in large wardrobe, ceiling lighting, loft hatch access, and radiators.

##### **En-suite Bathroom**

5'7 x 9'6 (1.70m x 2.90m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, shower cubicle with electric Mira shower, highbacked freestanding claw footed bath with mixer tap and shower attachment, attractive painted tongue and groove detailing, wood effect tiled floor with under floor heating, exposed timbers, semi-vaulted ceiling, ceiling lighting, extractor and double glazed obscured window to rear aspect and heated towel rail.

##### **Bedroom Two**

10'2 x 12'6 (3.10m x 3.81m)

With a double glazed window to front aspect with stunning views over the front garden and neighbouring countryside, ceiling lighting and radiator.

##### **Bedroom Three**

12'6 x 8'9 to the max (3.81m x 2.67m to the max)

With double glazed window to rear aspect, ceiling lighting, radiator, built-in cupboard and further airing cupboard housing hot water cylinder and controls to solar thermal panels for the hot water.

##### **Outside**

##### **Detached annexe/home office workspace/guest accomm**

This stunning and versatile detached dwelling would ideally suit those seeking dual occupancy for multi generational living. Anyone looking for extended guest accommodation or a fantastic space to work from home and run a business.

##### **Annexe Reception**

18'8 x 17'6 reducing to 11'2 (5.69m x 5.33m reducing to 3.40m)

Accessed via a uPvc double glazed door leading into a stunning space with a vaulted ceiling and mezzanine area accessed via ladder style steps, with a wealth of exposed timbers, double glazed windows to front aspect, electric heating and ceiling lighting.

##### **Annexe Shower Room**

5'7 x 8'8 to the max (1.70m x 2.64m to the max)

Fitted with a low level w.c, pedestal wash hand basin with mixer tap, walk-in tiled shower, part tiled walls, tiled floor, chrome heated towel rail, extractor and lighting.

##### **Annexe Bedroom**

9' x 17'4 (2.74m x 5.28m)

With exposed timbers, ceiling lighting and double glazed window to front aspect.

##### **Store Room/Gym Space**

9'3 x 11'6 (2.82m x 3.51m)

Attached to the annexe, but currently accessed separately via a set of double glazed double doors with floor to ceiling glazed panels. Considered to have scope to incorporate into the annexe (subject to the necessary consents).

With exposed timbers, uninsulated, solid floor, lighting and power. Could be used as a home gym, store or home office.

##### **Detached Sussex Style Car Barn**

19'6 x 17'6 (5.94m x 5.33m)

Oak framed with power sockets, interior and exterior lighting.

##### **Detached Covered Store**

25'5 x 20'5 (7.75m x 6.22m)

Tucked away in the corner is this pole style store, which is partly enclosed and has power and lighting. Could be an ideal store or work shop space ( Also the area to access the septic tank)

##### **Gardens**

The property is nestled privately with the gardens that wrap around it and extend to 0.62 acres; that are predominately laid to lawn with mature trees and shrubs. The sweeping front lawn enjoys breath taking uninterrupted views over the neighbouring farmland with direct access onto fantastic rural walks. There is a detached timber store (with light and power ) positioned overlooking the views that could offer scope to further develop subject to the consents. To the rear there is a further detached timber summerhouse with power and lighting, a paved pergola covered seating area and a brick outhouse/store (with lighting). There is outside lighting and two water taps.

##### **Agents Notes**

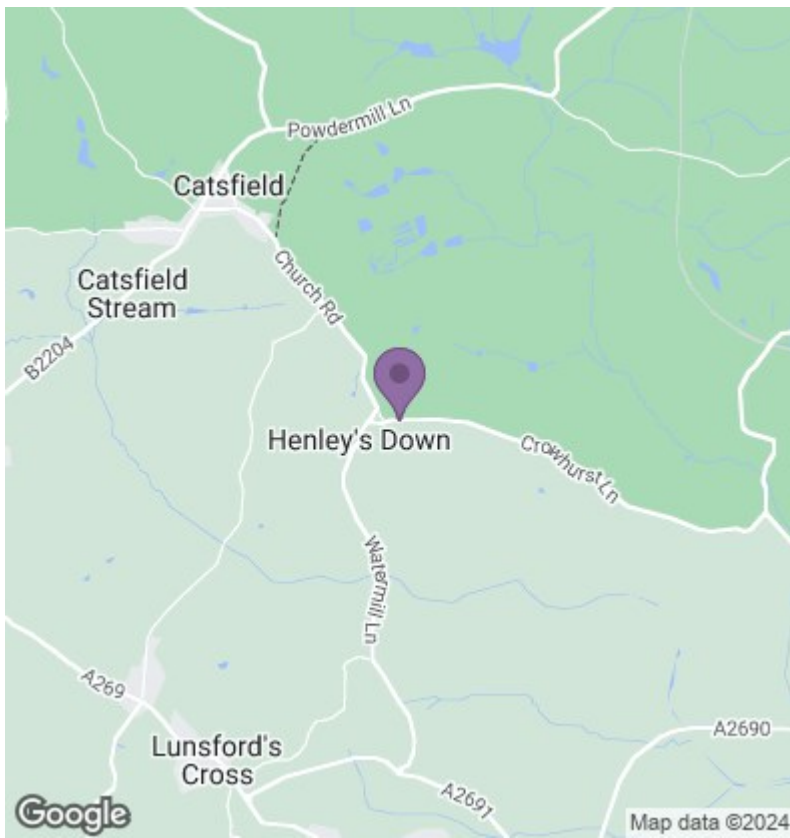
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band E







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**