



BROOKSIDE FARMHOUSE,  
WEST SUSSEX

CHURCHILL  
COUNTRY & EQUESTRIAN



# Brookside Farmhouse, Dagbrook Lane, Henfield, West Sussex, BN5 9SH

**Detached 5–6-bedroom family home with a separate one-bedroom cottage | Stunning location with easy access across the South Downs National Park**

Set on the outskirts of Henfield, this magnificent five/six bedroom detached home sits within approximately **three acres** of land. Surrounded by rolling farmland and woodland, the property offers exceptional access to the South Downs National Park. **An additional woodland available to purchase by separate negotiation.**

In addition to the main house, there is a beautifully finished **one-bedroom cottage**, complete with a double bedroom, spacious bathroom featuring a walk-in shower and freestanding bath, and its own enclosed garden.

The property offers spacious and versatile living, including a welcoming entrance hall, a bright triple-aspect dining room, a generous living room with log burner opening into a large conservatory and a modern kitchen with views over the grounds and direct access to a patio ideal for entertaining. There is scope to make a larger open plan kitchen incorporating the adjoining WC and large storage cupboard, subject to necessary consents. Off the entrance hall is a cosy reception room with log-burning stove that can serve as a study, snug, or a sixth bedroom, generous understairs storage and a and a cloakroom.

Upstairs offers four well-proportioned double bedrooms and one single bedroom, including two with en-suite bathrooms, along with a generous family bathroom featuring a shower over the bath, all set around a spacious landing.

## Well Cottage

The delightful one-bedroom accommodation has been finished to a lovely specification with lime stone flooring and underfloor heating throughout, a double bedroom and large bathroom with walk in shower and free-standing bath. The cottage has an enclosed garden with a well, patio area and lawn.

## Facilities

Mains electric and water, private (modern) drainage

Council Tax: Band E

EPC: Band D

Local authority: Horsham District Council

## Gardens and Land

The attractive, wrap around gardens and wonderfully private and overlook the land. A large patio surrounds the property and there is a separate side access and ample parking to the front with gated access. This outstanding home offers easy access to the old railway track and South Downs, making it a rare find in such a sought-after location.

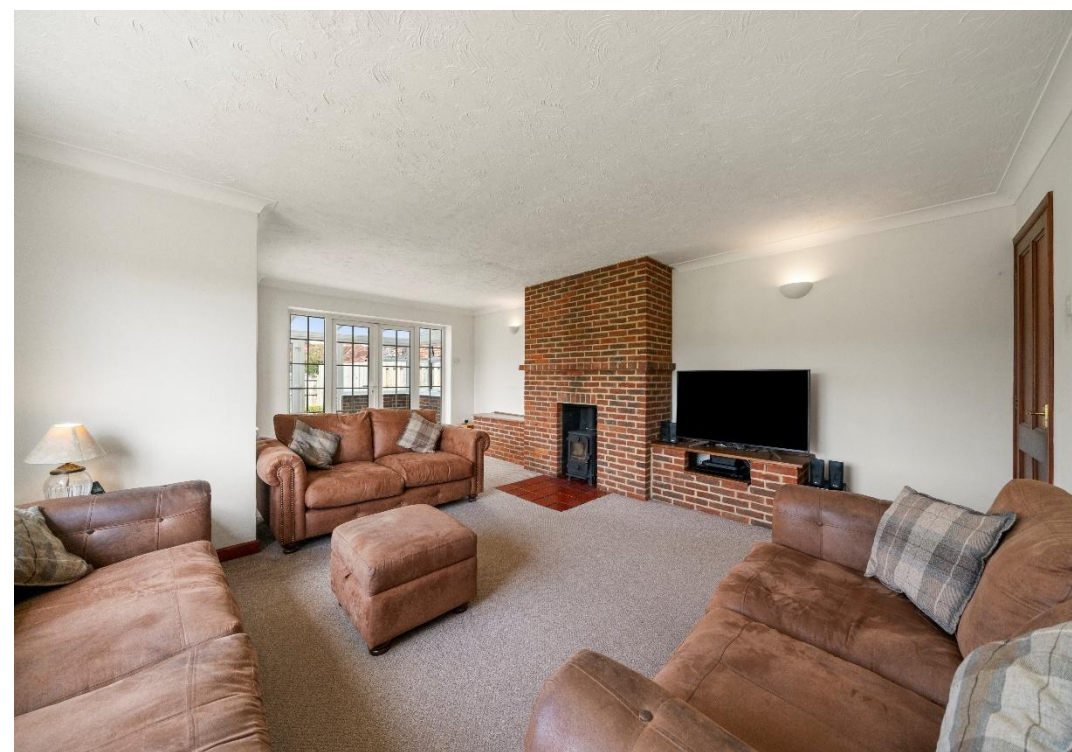
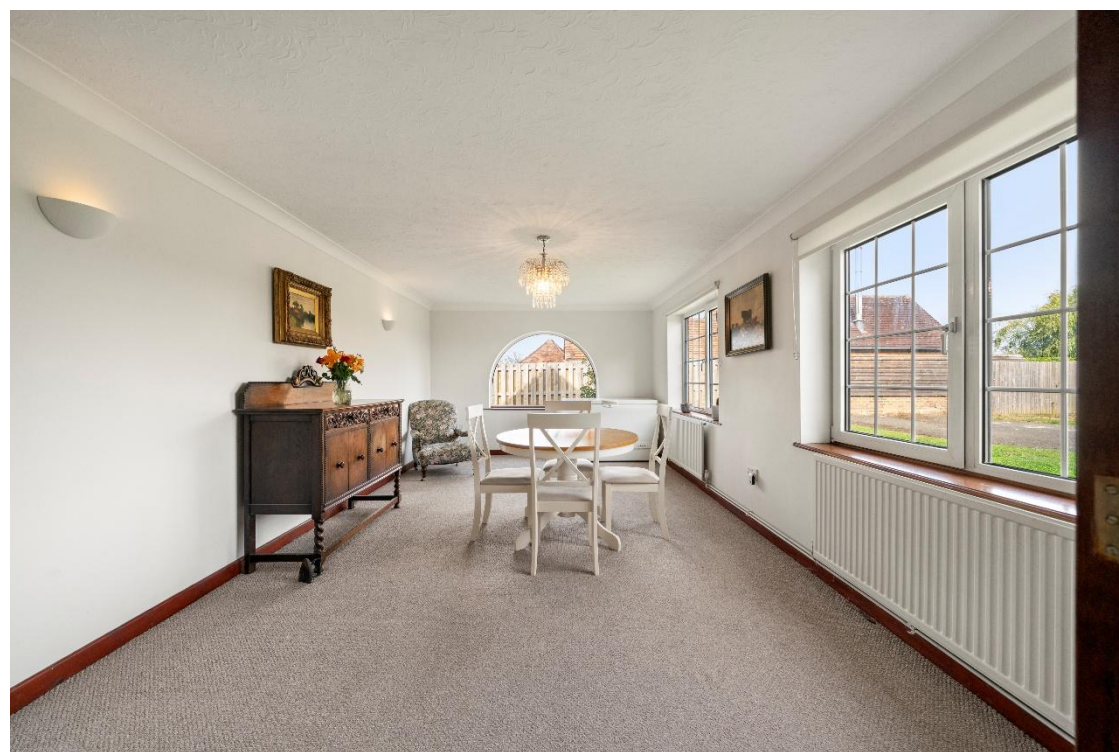
The paddocks are some 3 acres and there is a further, sperate entrance from the main house with space for parking a trailer. There is good tree shelter from the woodland behind, with **additional woodland available to purchase by separate negotiation.**

## Location

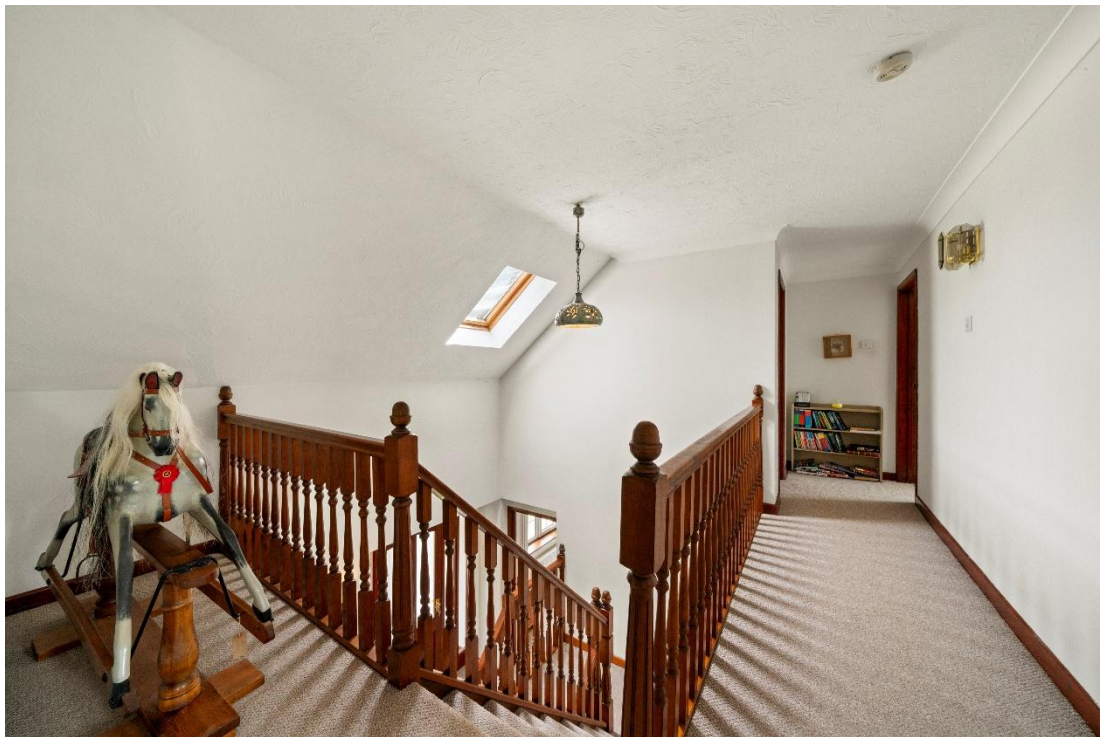
Located just a 20-minute drive from Brighton & Hove, Henfield is a highly sought-after village within the stunning Sussex South Downs. It offers a thriving High Street with independent shops, cafés, pubs, and a public library. The area is also a haven for outdoor enthusiasts, with the Downs Link path providing excellent walking and cycling routes toward Shoreham and the coast or inland toward Guildford. Of equestrian interest, the property is just 5 minutes from Hascombe Equestrian and 15 minutes from Hickstead.







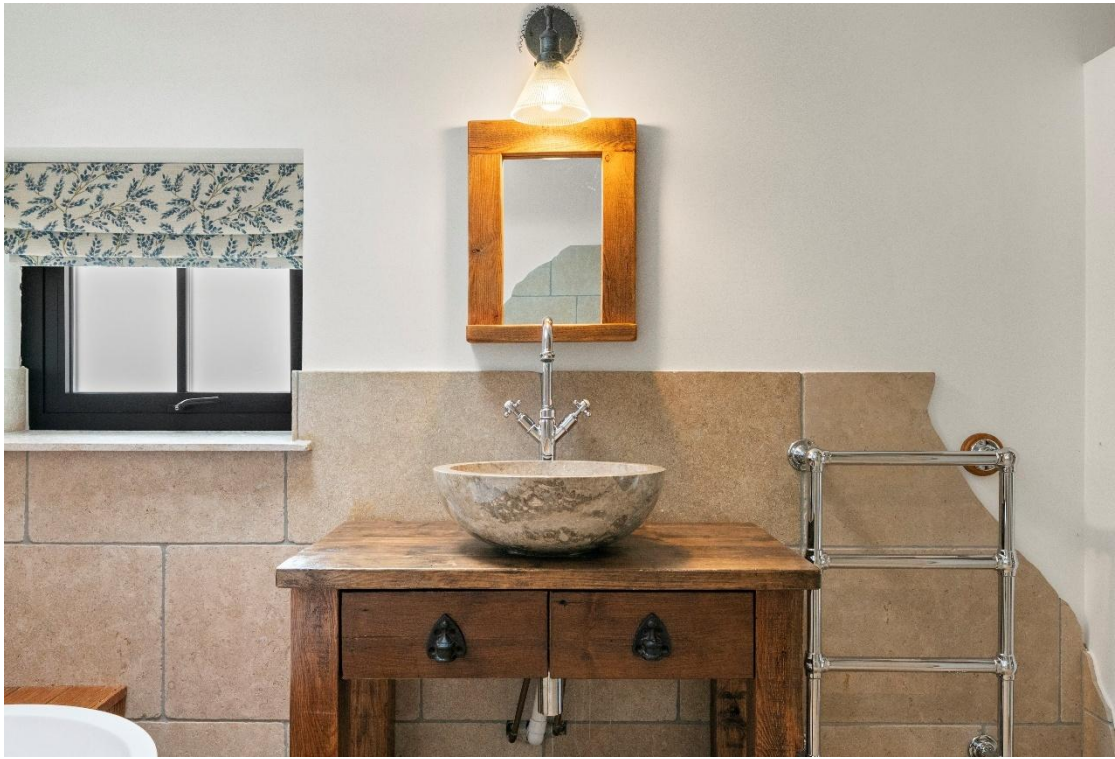














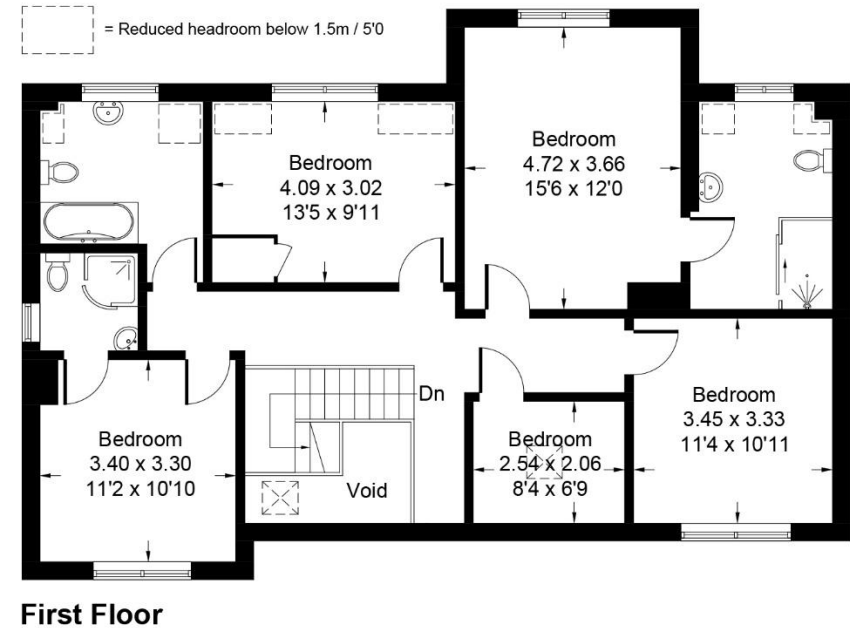
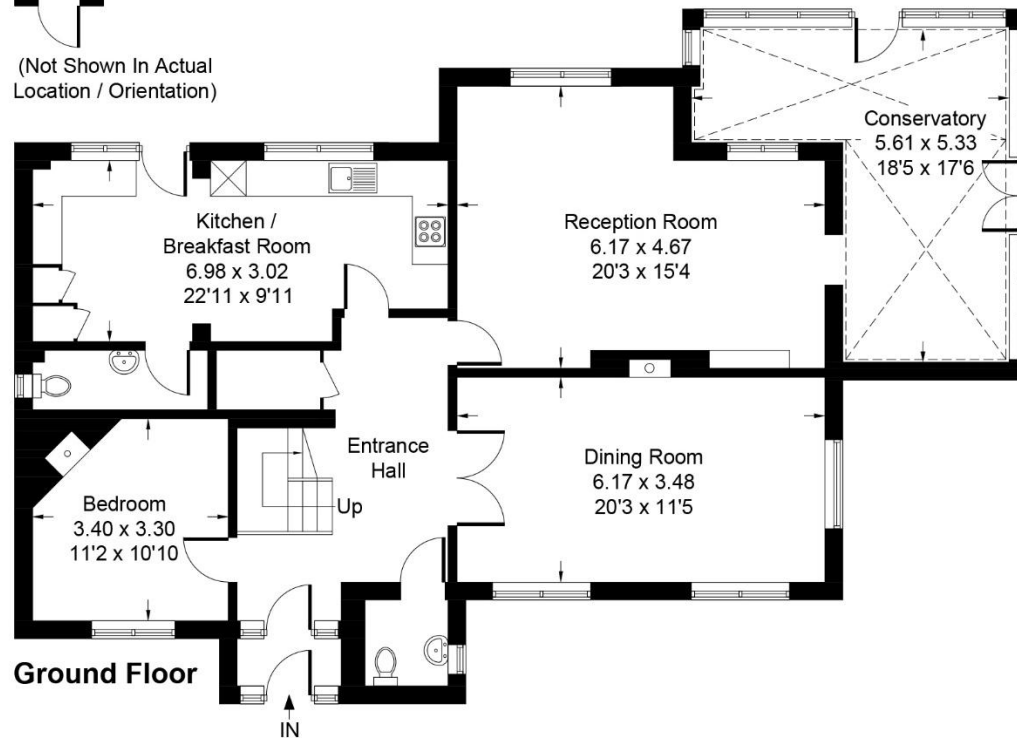
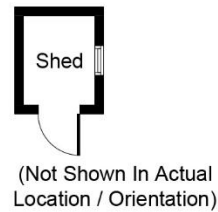
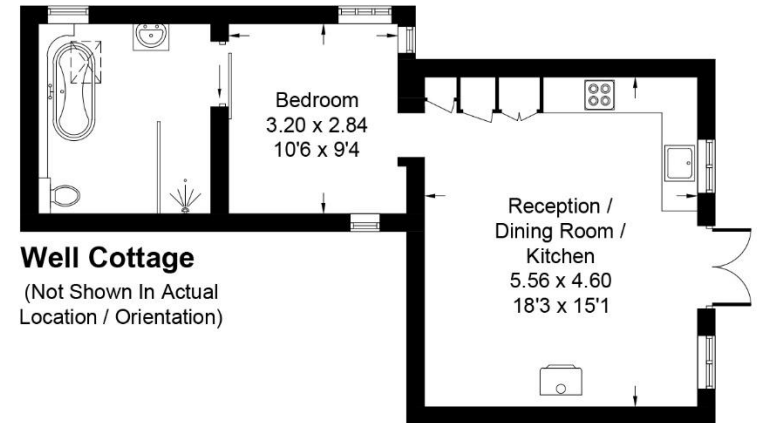
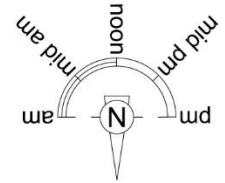
# Dagbrook Lane, Henfield, BN5

Approximate Gross Internal Area = 229.0 sq m / 2465 sq ft

Well Cottage = 46.1 sq m / 496 sq ft

Total = 275.1 sq m / 2961 sq ft

(Excluding Shed & Void)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for John D Wood & Co by IDENTIKA LTD



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**Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.**

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.