



# Red Oaks Lodge Cagefoot Lane

Henfield, BN5 9HD

**Guide price £575,000**

Guide price £575,000 - £600,000 Located in a BEAUTIFUL SETTING in the Heart of Henfield Overlooking the Tanyard Pond, and Further Benefiting from a PRIVATE PARKING SPACE & ENCLOSED REAR GARDEN.

Situation - Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

Description - The property comprises of entrance, straight into the light and bright living room, through to the separate dining room with feature fireplace and French doors opening onto the patio area. Fitted kitchen with Belfast sink and side access to the rear garden.

Stairs rise to the first floor with bedroom one benefiting from two double fitted wardrobes and dual aspect views, second bedroom with double and single wardrobe and third single bedroom with double fitted wardrobe. Separate shower room.

To the front of the property is a five bar gate to the private driveway and picket gate to the front path and front door surrounded by climber roses and mature shrubs. The rear garden has a small patio area which can be accessed from the dining room. Beautifully landscaped garden laid to lawn and path leading to a garden shed. Side access.

The property further benefits from gas central heating and is neutrally decorated.



- NO ON-GOING CHAIN
- PRIVATE PARKING SPACE
- GRADE II LISTED
- FAVOURED LOCATION OFF HENFIELD HIGH STREET
- ENCLOSED REAR GARDEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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All measurements are approximate