



HAMLYN SMITH

£650,000

BADGER COPSE, HENFIELD

4 BEDROOMS

2 RECEPTIONS

2 BATHROOMS

Situated within a quiet cul-de-sac in the heart of sought-after Henfield, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, a private driveway, landscaped gardens and a detached double garage with home office, all within easy reach of the village centre, excellent local amenities and picturesque countryside walks.

- Deatched family home
- Four bedrooms
- Quite cul-de-sac setting
- Beautifully landscaped garden
- Driveway and double garage
- Separate office space

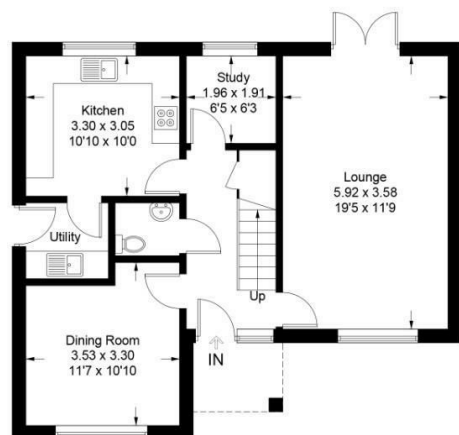




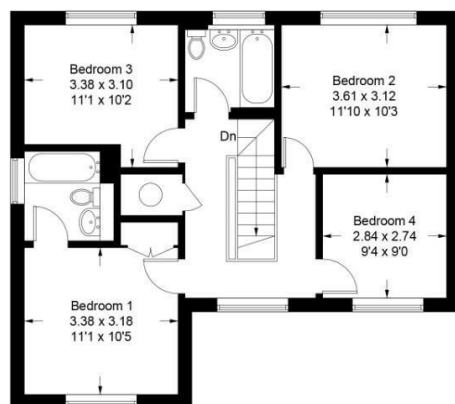


Badger Copse

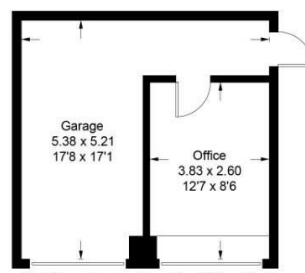
Approximate Gross Internal Area = 124.0 sq m / 1335 sq ft
Garage = 28.1 sq m / 302 sq ft
Total = 152.1 sq m / 1637 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1322743)

The welcoming entrance hall leads to a bright and generously proportioned dual-aspect sitting room, where French doors open directly onto the rear garden, creating an ideal space for both everyday family living and entertaining. The well-appointed kitchen is fitted with a range of units, an integrated oven and gas hob, together with space for a freestanding fridge/freezer and dishwasher. A separate utility room provides additional storage, houses the central heating boiler and offers space and plumbing for a washing machine, with direct access to the garden. Completing the ground floor is a formal dining room, a versatile study ideal for home working, and a convenient cloakroom.

On the first floor, the principal bedroom enjoys fitted wardrobes and an en-suite bathroom. There are two further well-proportioned double bedrooms, a generous single bedroom and a modern family bathroom, providing ample accommodation for growing families or those seeking additional guest or workspace.

Externally, the property continues to impress. The detached double garage has been thoughtfully divided to create a practical home office whilst retaining valuable storage and parking space. The beautifully landscaped rear garden is a particular highlight, featuring mature planting, two patio areas and a generous lawn, providing a private and tranquil setting to relax or entertain throughout the year. A private driveway offers ample off-road parking.

Further benefits include gas-fired central heating, double glazing throughout and the significant advantage of being offered to the market with no onward chain.

Henfield is one of West Sussex's most desirable villages, offering an excellent blend of rural charm and everyday convenience. The thriving High Street is home to an array of independent shops, cafés, pubs and restaurants, alongside a supermarket, medical centre, library, sports facilities and a highly regarded primary school. Surrounded by beautiful countryside, the village provides immediate access to scenic walking and cycling routes, including the South Downs National Park. Excellent transport links via nearby Hassocks, Burgess Hill and Haywards Heath provide regular rail services to London, Brighton and Gatwick Airport, making Henfield an ideal location for commuters and families alike.



HOVE

50 Goldstone Villas | Hove | BN3 3RS
+44 (0) 1273 762222 | hello@hamlynsmith.co.uk