



Summary

Blackstone Lodge is tucked away along the picturesque and highly sought-after Blackstone Lane. Blackstone Lodge is an outstanding New England-style residence offering the perfect blend of luxury, space, and seclusion. Set within approximately 14 acres of beautiful Sussex countryside, this impressive family home enjoys uninterrupted panoramic views towards Wolstonbury Hill and the rolling South Downs beyond, creating an extraordinary rural escape just two miles from the charming village of Henfield.

- DETACHED
- 5 BEDROOMS
- 5162 SQ FT
- STUDIO
- ANNEX
- APPROX 14 ACRES
- TRIPLE GARAGE
- GATED
- STUNNING GARDENS
- 3 RECEPTION ROOMS





Description

Extending to over 6,700 square feet including a detached studio and self-contained annex, the house has been thoughtfully designed for both refined entertaining and relaxed family living. At the heart of the home is a stunning open-plan kitchen and dining space, complete with handcrafted cabinetry, integrated appliances, a traditional Aga, and a cosy log burner. This space flows effortlessly into the main reception room, with both areas opening through double doors to the landscaped rear garden, flooding the space with natural light and connecting the interior with the picturesque surroundings.

The ground floor also offers a more formal sitting room for peaceful evenings or entertaining, along with two generously sized double bedrooms – each with beautifully finished en-suite bathrooms – ideal for guests, older children, or multi-generational living. A separate snug or home office, utility room, boot room, and an integral double garage add practicality and flexibility to this already exceptional layout.

Upstairs, the principal bedroom suite is a true retreat – featuring a walk-in dressing room, a luxurious en-suite bathroom, and direct access to a private roof terrace with breathtaking views across the grounds and countryside. Two further double bedrooms on this floor each benefit from stylish en-suite shower rooms and built-in wardrobes, continuing the theme of comfort and quality throughout.

The grounds are equally impressive, with around 14 acres of formal gardens, and open fields that provide a wonderful sense of space and privacy. A tranquil pond sits at the southern end of the plot, while a selection of outbuildings – including a separate garage, studio, and a detached annex – offer versatile spaces ideal for working from home, hosting guests, or creative pursuits.

This is a rare opportunity to acquire a substantial and beautifully presented country home in one of Sussex's most desirable and unspoiled settings.



Location

Blackstone Lodge enjoys a peaceful semi-rural position just under two miles from Henfield, where you'll find a range of independent shops, traditional pubs, and restaurants. Brighton & Hove lies just eight miles to the south and is easily accessible via the A23 or a scenic drive over the South Downs. The area also offers an excellent choice of schools including The Towers, Hurstpierpoint College, Downlands, and Albourne Primary. For leisure, nearby options include golf at The Dyke and Singing Hills, plus gym, tennis, and swimming facilities at David Lloyd Wickwoods – all within a short drive. A network of glorious downland walks, cycle routes, and bridleways can also be accessed directly from the surrounding countryside.







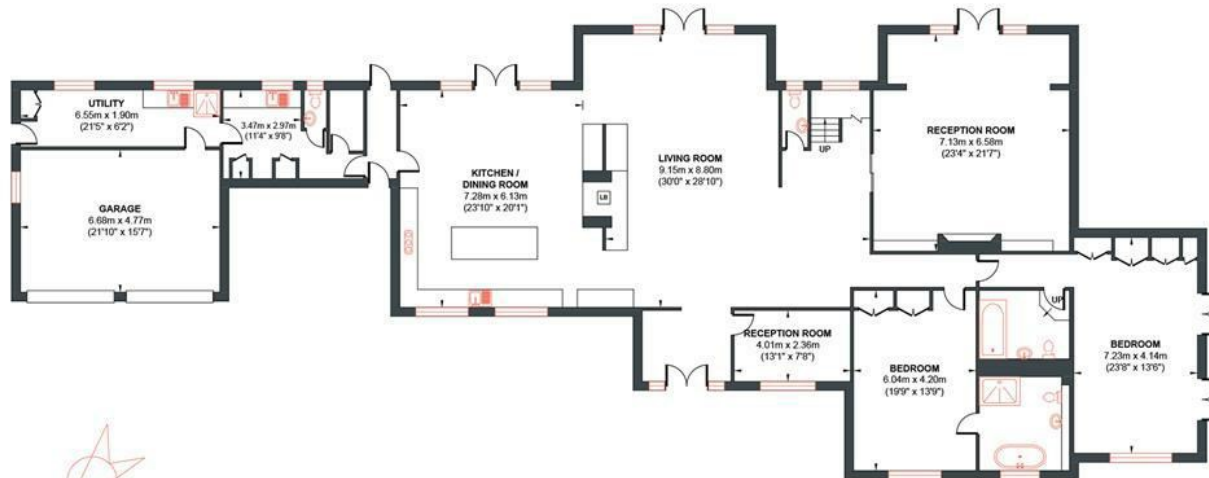
BLACKSTONE LANE

Approx. Gross Internal Floor Area (Excluding Garage / Studio) 479.59 sq m / 5162.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

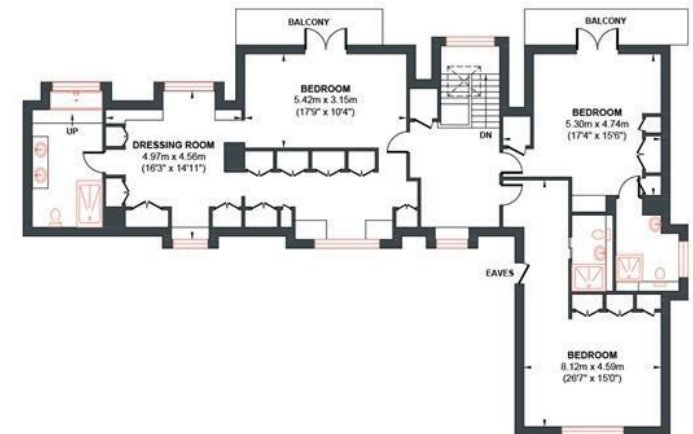


STUDIO
Approximate Floor Area
705.68 sq ft
(65.56 sq m)

GARAGE FLOOR
Approximate Floor Area
902.33 sq ft
(83.63 sq m)



GROUND FLOOR
Approximate Floor Area
3632.28 sq ft
(337.45 sq m)



FIRST FLOOR
Approximate Floor Area
1529.98 sq ft
(142.14 sq m)





Disclaimer: Prospective purchasers are advised that these sales particulars are intended as a general guide. No detailed survey has been undertaken and any floorplans provided may not be to scale. If there are specific factors that may influence your decision to purchase, we strongly recommend contacting us prior to arranging a viewing.

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