



**FOSTER**  
**CO.**

# Holmbush Lane

Henfield, BN5 9TJ

**Offers in excess of £3,950,000**

Little Down Farm Is A Most Attractive 7000sqft 6 Bedroom 6 Bathroom Detached Property Situated An Extremely Sought After Location And Offering Superb Equestrian And Leisure Facilities Including Floodlight Sand School And Indoor Swimming Pool. Built By The Current Owners To A High Standard Some 10 Years Ago.

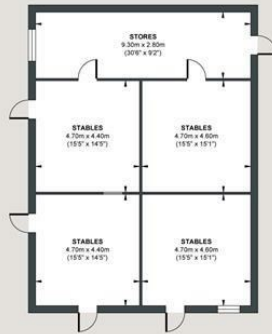


- Magnificent 7000sqft Detached Property Situated In A Semi Rural Location With Superb Equestrian Facilities.
- Detached Indoor Pool House, Detached Office / Gym, Detached Annexe, Detached Double Garage.
- 4 Acres Of Grounds With Superb Equestrian Facilities Including: Stables, Tack Room, Horse Walker, Floodlight Sand School And Paddocks.
- Built To An Exacting Standard By The Current Owners Approximately 10 years Ago
- 6 Bedrooms All With Ensuite Bathrooms

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## BRAMLANDS LANE

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 647.45 sq m / 6969.08 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



STABLES

Approximate Floor Area  
 1214.60 sq ft  
 (112.84 sq m)



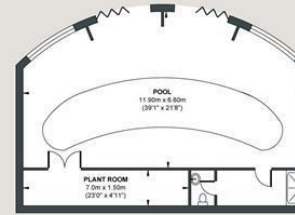
GARAGE

Approximate Floor Area  
 324.63 sq ft  
 (30.16 sq m)



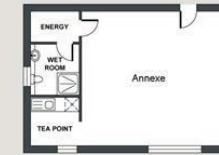
OUTBUILDING

Approximate Floor Area  
 462.09 sq ft  
 (42.93 sq m)



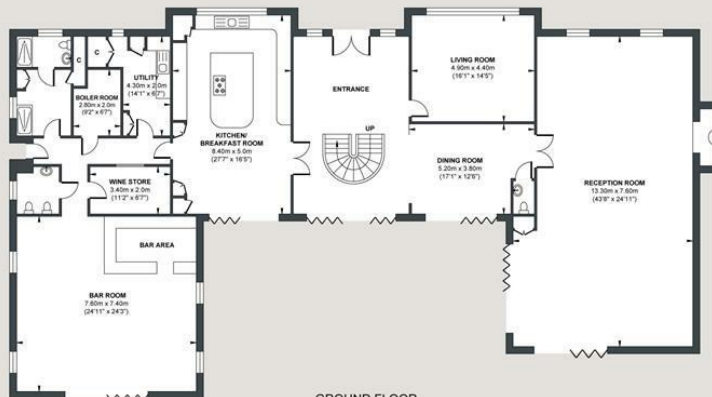
OUTBUILDING

Approximate Floor Area  
 946.47 sq ft  
 (87.93 sq m)



OUTBUILDING

Approximate Floor Area  
 499.66 sq ft  
 (46.42 sq m)



GROUND FLOOR

Approximate Floor Area  
 3495.36 sq ft  
 (324.73 sq m)



FIRST FLOOR

Approximate Floor Area  
 3473.72 sq ft  
 (322.72 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



