



Henley Down House and Colt Bungalow Plot, Henley Down, Catsfield

£1,250,000 Freehold

A secluded five acres of private woodland near Battle. The open-plan kitchen opens onto the garden through glazed doors, warmed by a log burner. Planning granted for an annexe, a detached barn ideal for an office, and equestrian potential. Direct train links to London are a short drive.



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Set within five acres of mature gardens and private woodland, Henley Down House is an impressive six-bedroom period home dating from the mid-1700s, positioned just ten minutes from Battle. Unlisted and extensively renovated in 2022, the property offers over 3,000 sq ft of accommodation, combining original character with a high standard of modern finish.

The renovation included a new roof, heating system, full rewire and plumbing, upgraded insulation and aluminium Crittall-style glazing, creating a home that feels both characterful and well suited to modern family life.

A generous entrance hall with herringbone parquet flooring and exposed beams leads into the main accommodation. The ground floor includes a bright living room, utility area and a double bedroom with its own en-suite shower room, naturally separated from the main living space and ideal for guests, multigenerational living or a live-in nanny. There is also a secondary entrance porch, guest WC and a flexible office or snug with access onto the patio.

At the heart of the home is the open-plan kitchen, dining and living space, centred around an inglenook fireplace with log burner. The kitchen features a copper-topped island, Bosch induction hob, grey Shaker-style cabinetry and granite worktops. Full-width glazing frames the gardens and opens directly onto the sandstone terrace, while triple-aspect windows bring plenty of natural light into the room.

Upstairs, the main bedroom is a generous double-aspect room with a modern en-suite. Three further double bedrooms are served by the family bathroom, while the second floor provides an additional double bedroom and a flexible room currently used for storage, with potential as a study, playroom or hobby space.

Outside, the five acres were originally laid out as an Edwardian arboretum and feature a wonderful mix of mature native and exotic trees, lawns, light woodland, rare rhododendrons and naturalised wildflowers. A sandstone terrace wraps around the house and leads into the gardens, where there is also a plunge pool, summer house, pump house, two timber sheds and two parking areas. A detached 420 sq ft barn provides useful additional space and would work particularly well as a home office, workshop or studio, subject to any necessary permissions.

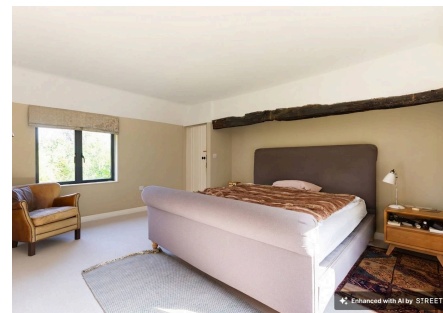
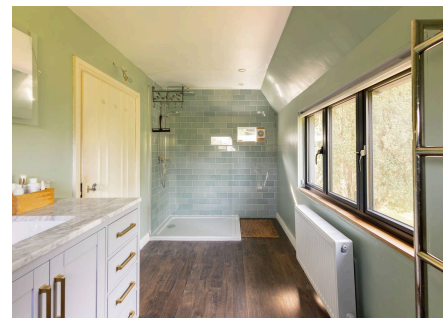
A further standout feature is the former Colt bungalow and double garage, which has planning permission granted for conversion into a detached four-bedroom single-storey home with its own access. The approved plans include a vaulted kitchen/dining area, spacious living room, two en-suite bedrooms and two further bedrooms with a family bathroom, creating excellent potential for an annexe, guest accommodation or multigenerational living.

Despite its secluded setting, Henley Down House is around ten minutes from Battle, with its independent shops, cafés, restaurants, schools and mainline station offering direct services to London Charing Cross. Catsfield village is also nearby, while the coast at Bexhill-on-Sea is within easy reach.

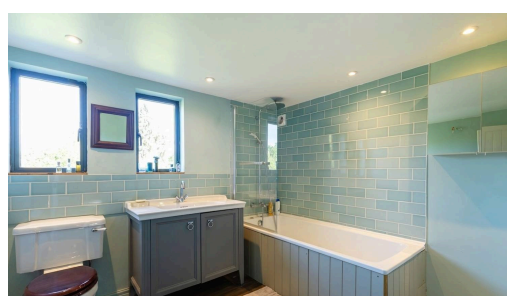
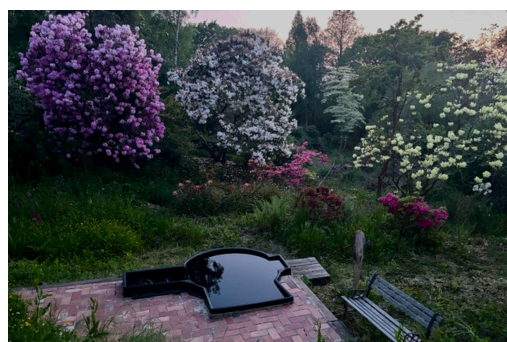
A rare opportunity for those looking for substantial accommodation, five acres of private grounds and the flexibility to create additional living space.



- Traditional inglenook fireplace with log burner – a warm centrepiece to the living space.
- Open-plan kitchen/dining/living space with copper-topped island, granite worktops, and full-width glazed wall to garden.
- Conversion opportunity for a four-bedroom home with planning approval granted with its own access.
- Character features throughout, including exposed beams, herringbone parquet flooring, and oak doors.
- Double garage, barn, summer house and pump house
- Just 10 mins from Battle, with excellent state and independent schools, village shops nearby, and direct trains to London.
- Flexible ground floor bedroom with en-suite – ideal as a guest suite or self-contained annex.
- Six bedrooms across three floors, including a generous main suite with en-suite and beams.
- Two entrances and ample parking, plus two garden sheds for practical storage.



Set in peaceful countryside yet just a 10-minute drive from the historic market town of Battle, Henley Down offers a lifestyle that blends seclusion with strong connections. Battle's characterful high street features independent shops, cafés, and restaurants, while Battle station provides direct trains into London Charing Cross. Well-regarded local schools include Claverham Community College, Battle Abbey School, and Battle & Langton Primary. The nearby village of Catsfield offers a warm, community feel and convenient local shop.





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



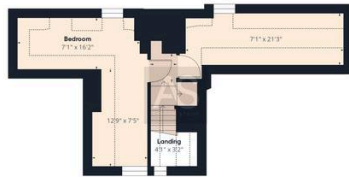
Floor 0 Building 3



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1