

HAMLYN SMITH

OIEO £800,000

THE WHITE HOUSE
HENFIELD COMMON SOUTH

3 BEDROOMS
4 RECEPTIONS
2 BATHROOMS

A striking double-fronted, 19th century semi detached house set on the southern side of Henfield Common, with an exquisite south-west-facing garden and a magnificent double-height garden room. With off-street parking, a garage and a studio, The White House brings together period character, generous proportions and an outstanding garden setting.

- Stunning three bedroom home
- Beautiful South-West facing garden
- Located just off Henfield Common
- Off Street parking and garage
- A short walk from Henfield High Street
- Grade II listed





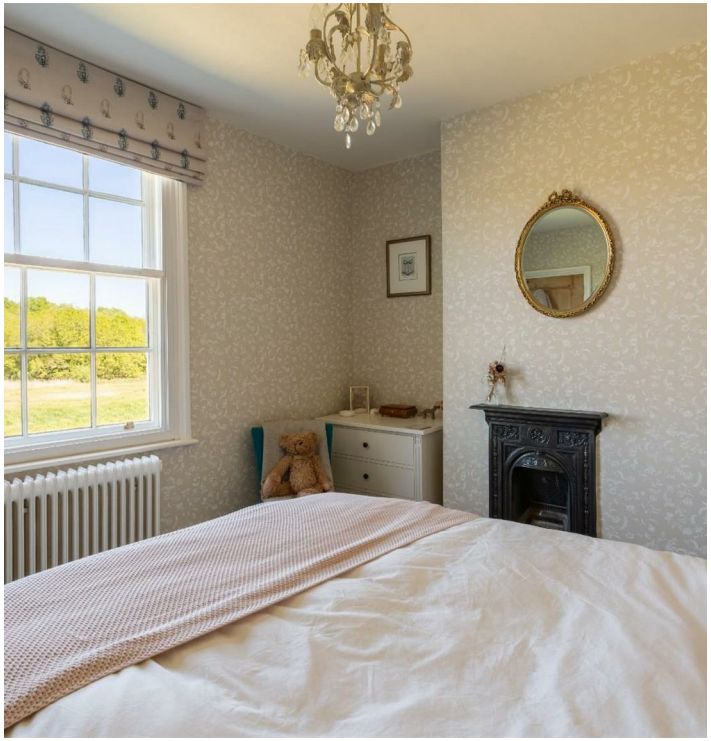





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Set well back from the road on Henfield Common South, the house makes an excellent first impression, approached across a large lawn, with a smart white façade and elegant sash windows on either side of a central doorway. Once inside, the entrance hall has reception rooms on either side. Stripped original floorboards continue from here throughout most of the house. To the left is a charming dining room and a cosy sitting room with a tranquil outlook over the garden. To the right, a double-aspect kitchen/breakfast room, which in turn opens to the spectacular garden room. The kitchen has traditional-style hand-built solid wood cabinetry and the painted cabinets are topped with a solid oak counter. A ceramic sink is positioned in front of the window overlooking the garden and there is space for a range cooker and an integrated Bosch dishwasher. There is no need for a washing machine or a dryer in the kitchen, as they are accommodated separately in the utility room at the rear of the house. At the dining end of the room, there is a shuttered window and plenty of space for a large dining table, which means that the dedicated dining room across the hall could equally be used as a study or additional bedroom.

The garden room is a timber-framed extension, with oak flooring, soaring ceilings, rooflights, two entire walls of glazing and double doors opening onto the garden. This room is currently used as a living room and is light and spacious - ideal in summer thanks to its connection to the garden, but also equipped with a wood-burning stove which keeps everything warm and cosy in the winter. The room also has a vertical column radiator and is fully double-glazed. A further wood burner in the dining room is fully functioning.

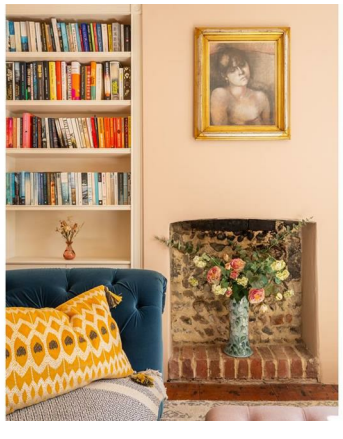
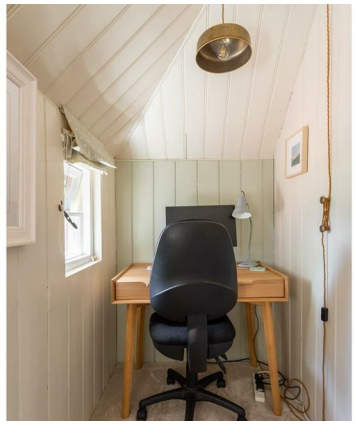
At the back of the house is a utility room with a further ceramic sink and counter and additional storage cupboards. This room has direct access to the garden and doubles as an excellent boot room. You may find that it becomes the most used entrance to the house, as the parking and garage are at the end of the garden. In fact, the route through the garden makes for a welcoming homecoming, as the garden is as beautiful as the house. Thoughtfully landscaped with separate lawned areas, raised beds, patios paved in a herringbone pattern with old bricks, and a waterfall water feature, there are numerous spots to relax. Facing south-west, you will have sun almost all day and the garden particularly benefits from warm late-afternoon light. At the end of the garden, as well as the garage, there is a studio building which is currently used as a gym and which also houses a tool shed.

Back inside, beyond the utility room, is a downstairs shower/wet room with WC. Upstairs, a wide central landing has built-in joinery offering additional storage space. At the front of the house there are two double bedrooms, both with outlooks over Henfield Common. The main bedroom has a large walk-in wardrobe. There is one further double bedroom with a garden outlook and a bathroom with attractive wood panelling to the dado rail, a walk-in shower, a freestanding bath and a traditional hand basin set in a wooden vanity cupboard. Off the landing, a study makes excellent use of a small space, with a south-facing window onto the garden.

The current owners have lovingly maintained and restored the property to a standard befitting its Grade II listing. This includes re-rendering, lead work, roof repairs, new cast iron guttering and restoration of the sash windows.

Henfield village sits on the edge of the South Downs National Park and has a thriving community with a range of independent shops, cafés, pubs and the fantastic Swains farm shop a short walk away. The leisure centre has a gym, tennis courts and offers various classes. The Downs Link cycle and walking trail passes through the village, and The Cabin at Berretts Farm is a popular stop for tea, coffee and cakes. Regular bus services link Henfield with Brighton, Horsham and Burgess Hill. The A23 and Gatwick are easily accessible by road, and nearby Hassocks station (around 15 minutes by car) provides Thameslink and Southern services to London, Brighton and the south coast.



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