



The Old Dairy | Dagbrook Lane | Henfield | West Sussex | BN5 9SH

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £695,000 | Freehold



- Appealing 4-bed attached property occupying a good rural location at the end of a peaceful country lane, on the edge of Henfield. Council Tax 'E'. EPC 'C'.
- Entrance hall, living room, kitchen/dining room, utility room, rear porch, principal ensuite bedroom, 3 further bedrooms & family bathroom.
- Garden, electric-gated driveway & double garage.
- Outstanding uninterrupted countryside views to the South Downs from the rear garden.
- Abundance of neighbouring countryside walks.

Description

Situated at the end of a quiet country lane in a peaceful rural setting, this attractive attached single-storey timber-clad property offers spacious, well-presented accommodation. Redeveloped on the site of a former dairy building around 2006, the property combines character features with modern comforts, all within a good countryside location just a short distance from the thriving village of Henfield.

Approached via electric timber gates, the property benefits from a generous gravel driveway providing parking for several vehicles, together with an **attached double garage** with power, electric door, utility connections and additional storage.

The accommodation maybe entered via the **entrance hall or a rear lobby** through the **practical utility room**, fitted with a sink, a range of wall and base cupboards, space for a washing machine and housing the oil-fired boiler. This useful everyday entrance then leads through to the welcoming central hallway, providing an ideal space for coats, boots and everyday storage, with access to the principal living accommodation.

The heart of the home is the **spacious farmhouse-style kitchen/dining room** fitted with a comprehensive range of wood worktops, wall and base units, an island with additional storage, inset sink overlooking the front driveway and an electric Rangemaster cooker. Exposed ceiling beams add warmth and character, while there is space for a family dining table, creating a good entertaining space.



The **good size sitting room** includes attractive timber flooring a feature beams to enhance the room's character, whilst wide tri-fold doors open directly onto the rear patio, perfectly framing the spectacular **far-reaching views across adjoining paddocks, rolling countryside and towards the South Downs**.

An inner hallway provides access to the bedroom accommodation and **family bathroom**. The spacious bathroom is fitted with both a separate bath and walk-in shower, WC, wash hand basin and a heated towel rail, complemented by attractive stone-effect tiling and outlook over the rear garden.

The **principal bedroom is a bright and spacious** featuring extensive fitted wardrobes, additional over-bed storage, dual windows overlooking the rear garden and an **en-suite shower room** comprising walk-in shower, WC, wash hand basin and heated towel rail. **Bedrooms two and three are generous doubles**, each enjoying fitted wardrobes and attractive wooden shutters, while the **fourth bedroom provides excellent flexibility as a home office, nursery or guest room**.

Additional features include a large airing cupboard housing the Megaflo hot water cylinder, a **spacious loft** accessed via a drop-down ladder, offering excellent storage and **further potential (subject to any necessary consents)**.

The **rear garden** has been thoughtfully designed to make the most of its fine setting, with an extensive paved terrace ideal for al-fresco dining, a generous lawn and a further seating area, all enjoying **uninterrupted South-Easterly views over open countryside**.







Location

The property is located at the end of Dagbrook Lane with the benefit of access to a good network of public footpaths and countryside walks. Despite its tucked-away, semi-rural setting, the property remains conveniently close to Henfield village.

Henfield High Street is approximately 1 mile away and offers a traditional village setting with a wide range of local shops, trades and services. The village has a strong and active community, with numerous events taking place throughout the year. Local facilities include health and sports centres, a library, churches of various denominations and St. Peter's Church of England Primary School. There is also a good selection of both state and independent schools within the wider area.

For commuters, Hassocks is approximately 8 miles to the east and provides a mainline railway station with services to London Victoria and Gatwick Airport. The coastal city of Brighton and Hove lies around 9 miles to the south-east, while Horsham is approximately 12 miles to the north, both offering an extensive range of shopping, leisure and entertainment facilities. Henfield is well positioned between the A24, approximately 6 miles to the north-west, and the A23, approximately 5 miles to the east, providing convenient access to the M23, M25 and the wider motorway network.

The area also benefits from a wide variety of sporting and recreational opportunities. Horse racing can be enjoyed at Goodwood, Fontwell, Brighton, Plumpton and Lingfield, while golf courses are available at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham, West Chiltington and Pulborough. Equestrian events are held locally at Hickstead, Woods Mill and Pyecombe, and sailing is available from Brighton Marina, Shoreham-by-Sea and Chichester Harbour. Theatre and cultural venues can be found in Brighton, Horsham and Chichester, with opera at Glyndebourne. The David Lloyd and Wickwoods Country and Sports Club and Spa are also within easy reach, as is Knepp Castle's renowned rewilding project.

Information

Property Reference: HJB01508.

Photos & particulars prepared: August 2026 (Ref LG)

Services: Mains water & electricity. Oil-fired central heating, Private drainage.

Local Authority: Horsham District Council.

Council Tax Band: 'E'



Directions

what3words:///delays.evening.shorthand

From Henfield High Street, head south towards and down Barrow Hill. After a short distance, turn right onto Broadmere Common. Continue along until this connects onto Dagbrook Lane, following the lane all the way to the very end. The property will be found on the left-hand side.

Viewing

An internal inspection is strictly by appointment

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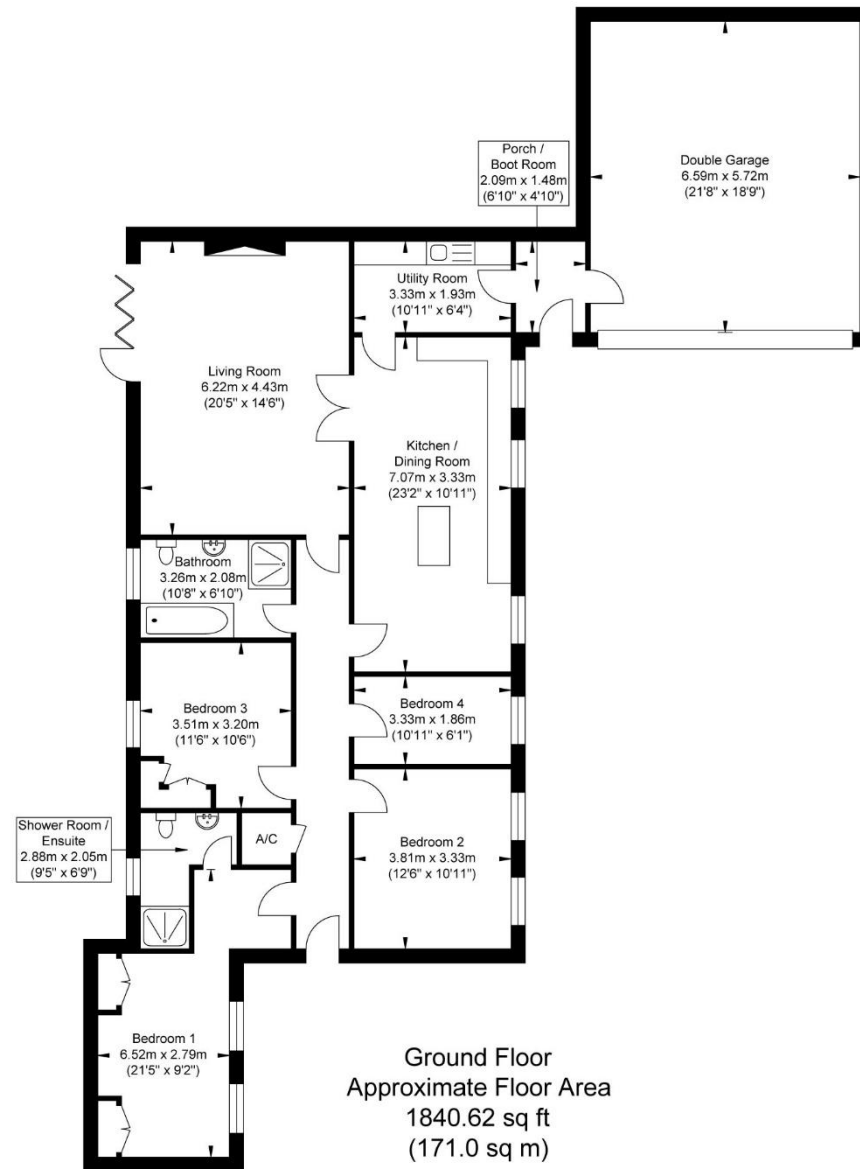


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Dagbrook Lane

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area (Excluding Garage) = 133.31 sq m / 1434.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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