



# Lime Tree House London Road

Henfield, BN5 9JH

**Guide price £995,000**

Lime Tree House Comprises Of A Most Attractive Detached House That Has Been Thoughtfully Extended And Completely Modernised By The Current Owners To Provide The Perfect Family Home With 6 Bedrooms And 2 Bathrooms. Whilst Externally Providing A Range Of Leisure Facilities Including: Heated Swimming Pool With Retractable Cover, Gym, Sauna And A Superb Man Cave / Garden Room At The End Of The Large West Facing Rear Garden.

On the ground floor the property offers spacious family accommodation including: cloakroom, large utility / store room, kitchen / breakfast room, lounge, dining room, study/snug/playroom. On the First / Second floor there are 6 bedrooms and 2 bathrooms, the master bedroom featuring a vaulted ceiling.

All the local amenities are within easy walking distance including the village High Street with its range of shops, supermarket, post office, cafes and public houses. The sports centre, medical centre and Primary school are all within easy reach. The A/M23 provides easy access to the coast and Gatwick airport. Whilst Hassocks mainline station is approximately a 15 minute drive.



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- Beautifully Presented And Substantially Extended 6 Bedroom Family House
- Superb Garden Room / Man Cave
- Large West Facing Rear Garden
- Heated Swimming Pool With Retractable Cover
- Gym And Sauna
- Master Bedroom With Feature Vaulted Ceiling

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		
	57	73
England & Wales	EU Directive 2002/91/EC	



## LONDON ROAD

Approx. Gross Internal Floor Area (Including Outbuilding) = 270.95 sq m / 2916.48 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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