



Juniper

west end lane | henfield





Welcome to Juniper

Occupying a wonderful due south-facing plot of approximately 0.63 acres, Juniper enjoys one of those increasingly rare settings where the house, garden and landscape all work beautifully together.

The home looks out across open countryside to both the front and rear, with the garden extending into a substantial paddock beyond, creating a remarkable sense of depth, privacy and space.





Set along West End Lane, the house offers the best of village-edge living: peaceful, green and wonderfully open, yet still within reach of Henfield's shops, schools and amenities.

The outlook is a constant part of the home's appeal, with long views over neighbouring fields and a south-facing rear aspect that allows the garden, terrace and principal rear-facing rooms to make the most of the light throughout the day.

A central hall gives access to the main ground-floor rooms, including an impressive dining/reception room of around 25ft. With timber flooring, a feature fireplace and sliding doors opening directly onto the garden, this is a superb entertaining space, positioned to enjoy views straight out across the south-facing garden and paddock beyond. It has the scale for large family gatherings, yet still feels warm and connected to the outdoors.

The kitchen/breakfast room sits at the centre of the house and provides a practical, sociable hub, fitted with modern cabinetry, contrasting work surfaces and space for everyday dining. From here, the conservatory draws in excellent natural light and frames the outlook over the garden, offering a peaceful place to sit, dine or simply enjoy the changing seasons. A separate utility/boot room adds valuable practicality, especially for those making full use of the garden, paddock and surrounding countryside.





A further reception room provides an additional sitting room, again with doors to the rear terrace and garden.

This gives the house excellent flexibility, allowing different generations or family members to have their own space, while still retaining a strong sense of connection across the ground floor.



One of Juniper's most useful features is the annexe wing, which includes a sizeable kitchen/living space and adjoining reception room. Linked to the main house but capable of functioning with a degree of independence, it offers a wide range of possibilities – ideal for multi-generational living, visiting relatives, older children, guest accommodation, a work-from-home suite, hobby space or additional informal living accommodation.





Sleep

Upstairs, there are four bedrooms served by well-appointed bath and shower rooms.

The master bedroom is superb with extensive fitted wardrobes and a large ensuite.

Several of the bedrooms enjoy green outlooks, further reinforcing the sense of space around the house and the appealing countryside setting.



...& Soak

Practicality wise, the home is fully double glazed, has oil fired central heating, solar panels that keep the cost of energy bills down and, handily for those who work from home, there is access to an Ultrafast fibre broadband connection.





Glorious Gardens & Grounds

Outside, Juniper really comes into its own. Immediately to the rear is a mature, established garden with patio areas, planting, a pond and greenhouse, all enjoying a sunny southerly orientation.

Beyond the formal garden, the land opens into a generous paddock, giving the property a superb lifestyle dimension rarely found in this type of home. Whether used for children, animals, vegetable growing, recreation, or simply enjoyed as an exceptional private outlook, the land is a major part of what makes Juniper so special.

To the front is an "in & out" driveway that provides parking for several cars and leads to the attached garage.

With its 0.63-acre south-facing plot, countryside views to the front and rear, flexible annexe accommodation and substantial paddock, Juniper is far more than a spacious family house. It is a home that offers light, space, privacy and a genuine connection to the surrounding Sussex landscape.



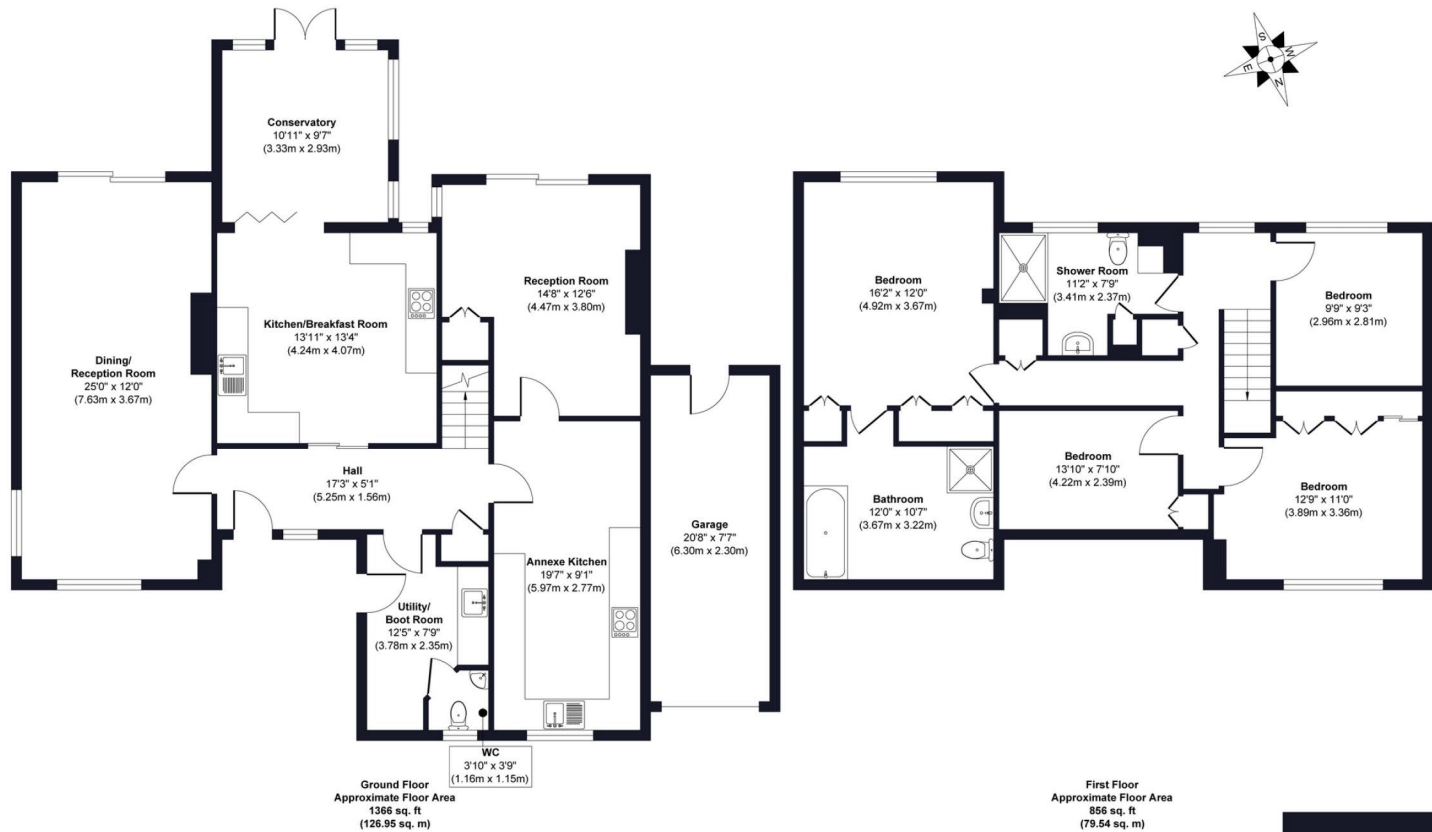
The Henfield Life

Henfield is a delightful Sussex village with a thriving community of just over 5,000 and bustling centre and Meadow Drive is within easy reach of the village High Street, which offers an array of shops, stores & boutiques and is the heart of the village. Amongst others, there is a tea rooms, convenience store, post office, florist, hair & beauty salon, opticians, pharmacy, antiques shop, selection of takeaways, dog groomers, butchers, library and health centre.

Pub wise, you're spoilt for choice with the White Hart, The Plough, The Wheatsheaf, The Bull and The Old Railway. For a bite to eat, Relish and The Cabin (on the Downs Link) are highly regarded amongst the locals.

For walkers, you are in a paradise with easy access on to the Downs Link – a long-distance route for walkers, horse riders and cyclists which follows two disused railway lines through South Downs National Park.





PSPhomes

The Finer Details

Title Number: WSX338196

Tenure: Freehold

Local Authority: Horsham District Council

Council Tax Band: F

Plot Size: 0.69 acres

Available Broadband Speed: Ultrafast

Services: Oil heating, mains water, electricity and private drainage (not tested)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Juniper
West End Lane
Henfield
West Sussex
BN5 9RA

Struggling to find the home?
try what3words:



[///lofts.regular.remaining](https://www.what3words.com/lofts.regular.remaining)



**Scan here
to watch
the video**

To arrange a viewing contact
selling agent:

PSPhomes

01273 034340 | southdowns@psphomes.co.uk | www.psphomes.co.uk



[@psphomes.southdowns](https://www.instagram.com/psphomes.southdowns)



[/psphomes](https://www.facebook.com/psphomes)