

VICTORIAN · CIRCA 1870

MYRTLE VILLA

CHURCH STREET · HENFIELD · WEST SUSSEX · BN5

CHAPTER I · OF PLACE & PEDIGREE

Myrtle *Villa*

CHURCH STREET · HENFIELD · WEST SUSSEX · BN5

OFFERS OVER **£600,000**

GUIDE £600,000 TO £615,000

4	2	2	2,049	D
BEDROOMS	BATHROOMS	RECEPTIONS	TOTAL SQ FT	EPC

From the street, Myrtle Villa is handsome but restrained: a name plate on the door, a glimpse of wisteria at the side. The real story starts once you step inside.

Built around 1870 and extended over the years, the house is far more generous than its frontage suggests. It sits in the centre of Henfield, within the village conservation area, with the high street on the doorstep and the South Downs a short walk away.

Inside, it offers four bedrooms, including a self-contained ground floor suite, along with a cellar, a south facing garden and a brick studio under a slate roof.



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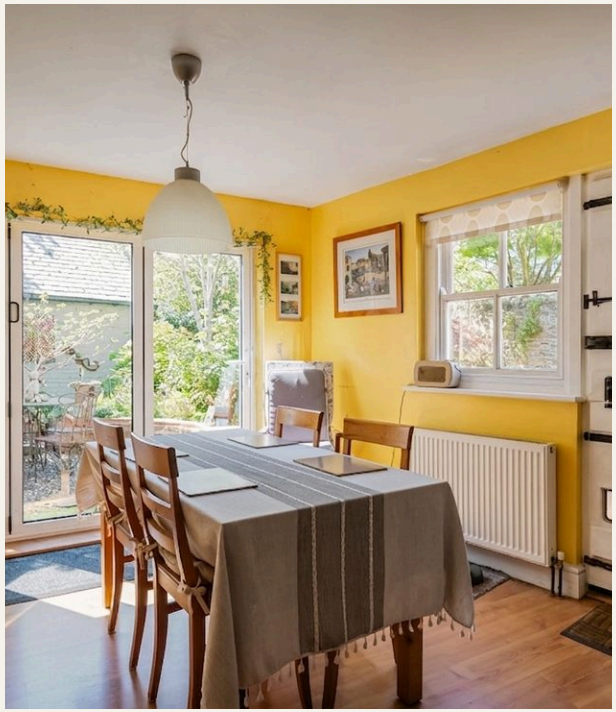
CHAPTER II · THE HEART OF THE HOUSE

A kitchen made for *mornings*

A long, well fitted shaker kitchen runs through to a generous dining area, with a painted island, butcher's block worktops and oak flooring throughout.

At the dining end, bi-fold doors open straight onto the south facing terrace and the garden beyond. On a bright morning, inside and out feel like one space.

KITCHEN 10'5" × 13'4" · 3.18 × 4.06 M
BREAKFAST ROOM 10'5" × 12'3" · 3.18 × 3.73 M





CHAPTER III · LIGHT & RECEPTION

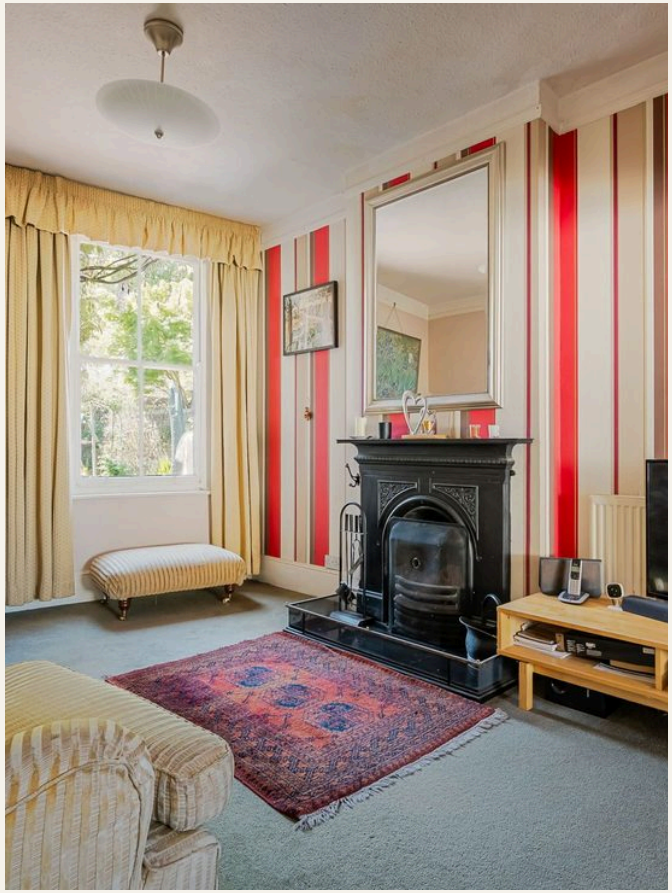
Victorian in *scale*

SITTING / DINING ROOM 12'1" × 27'4" · 3.69 × 8.33 M

The sitting and dining room is Victorian in its proportions, and properly so. Two fireplaces with ornate period surrounds anchor either end, and a bay window fills the front of the room with light.

There is space here for a large family to spread out without ever feeling crowded, whether that means a long table for Sunday lunch at one end and a quiet evening by the fire at the other.







CHAPTER IV · FLEXIBLE LIVING

A suite of its *own*

Independence for whoever stays, without any compromise to the rest of the house.

On the ground floor, the extension has created a fourth bedroom with its own en-suite shower room, direct access onto the garden and a separate side entrance.

It works naturally for a dependant relative, a returning adult child or a more formal arrangement, and the layout supports each of those without taking anything from the main living space. Off-road parking to the front adds a practical note for anyone thinking about multigenerational living.

ANNEXE BEDROOM 11'1" × 12'8" · 3.37 × 3.86 M
EN-SUITE SHOWER ROOM





CHAPTER V · BEDROOMS & BATH

Rooms with *character*

4 BEDROOMS

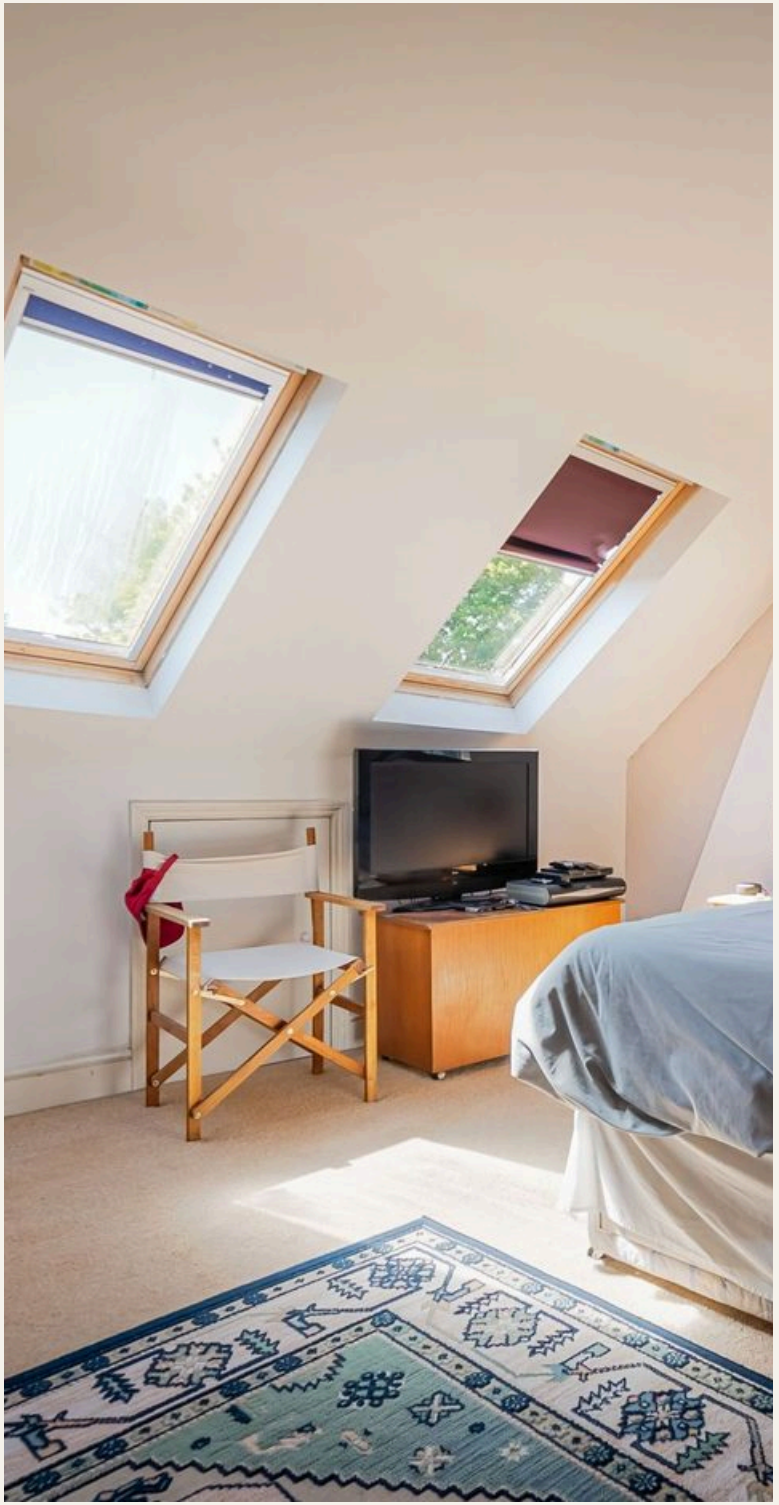
2 BATHROOMS

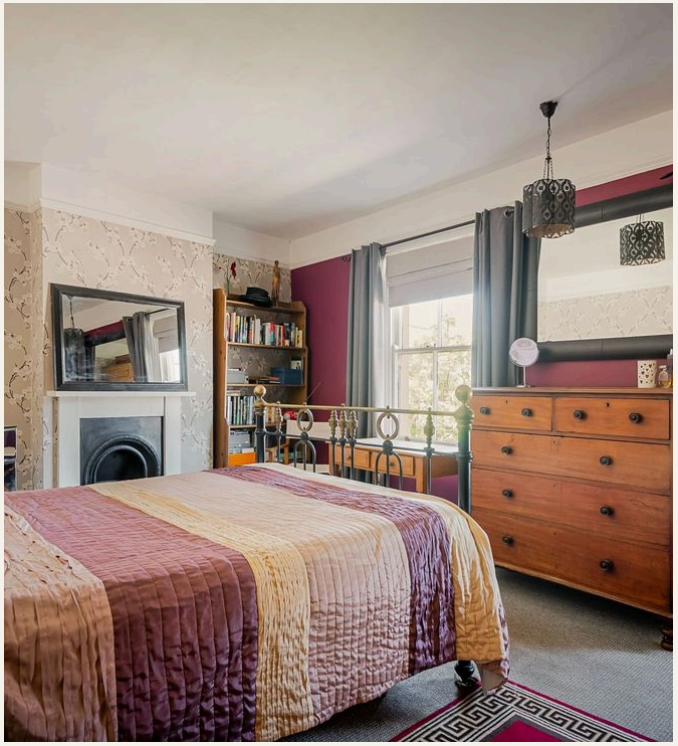
Up one flight, two well proportioned rooms both keep their period details, and one retains a cast iron fireplace. The smaller works equally well as a bedroom or a home office.

On the top floor, the principal bedroom sits under Velux skylights: large, quiet and lit from above in a way that rewards the extra flight of stairs.

The family bathroom is generous in scale, with a period cast iron fireplace, a stained glass window, a full bath and a separate shower.

PRINCIPAL 17'3" × 14'1" · BEDROOM 17'3" × 14'3"
BEDROOM / OFFICE 10'11" × 11'2" · BATHROOM 10'5" × 9'3"





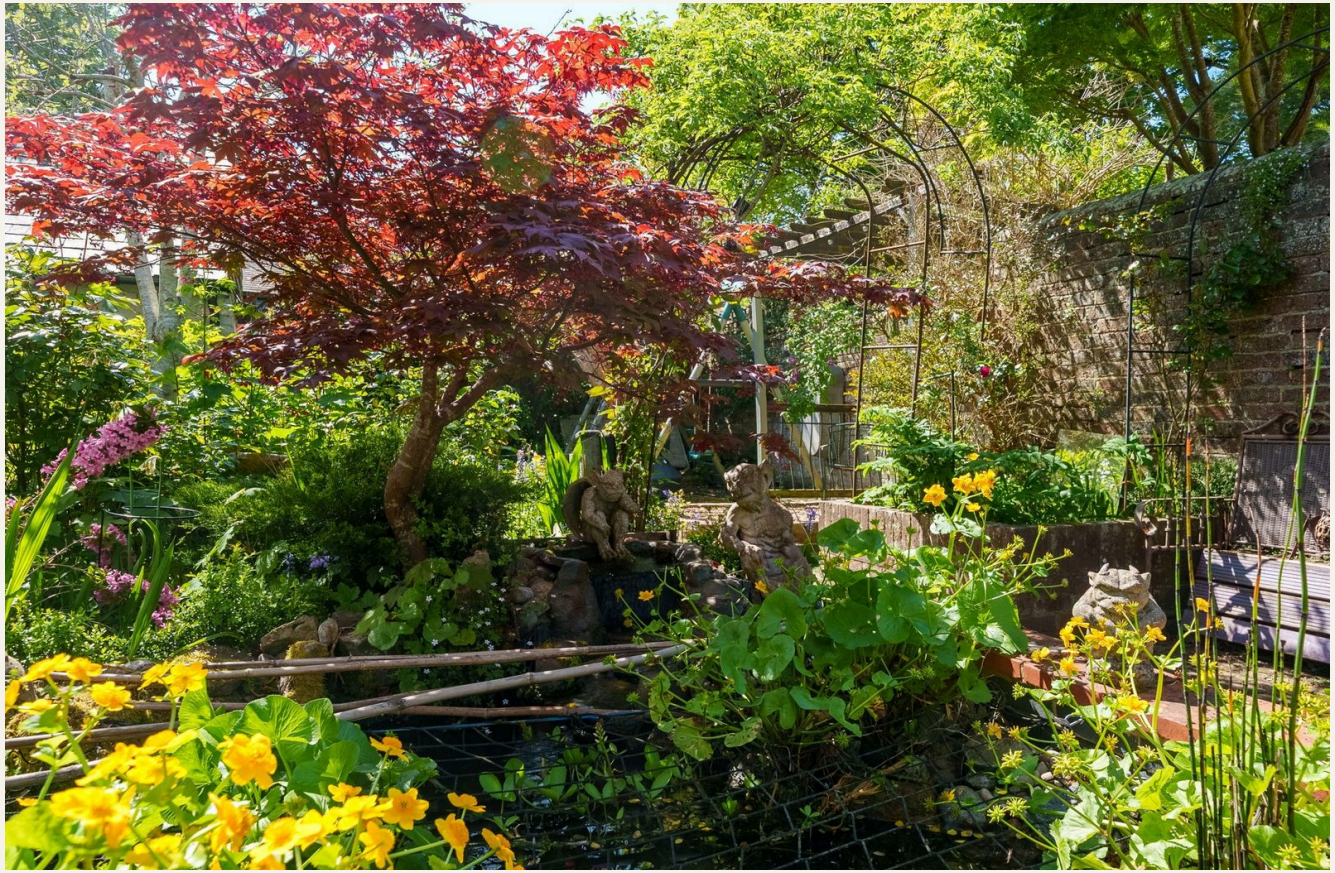


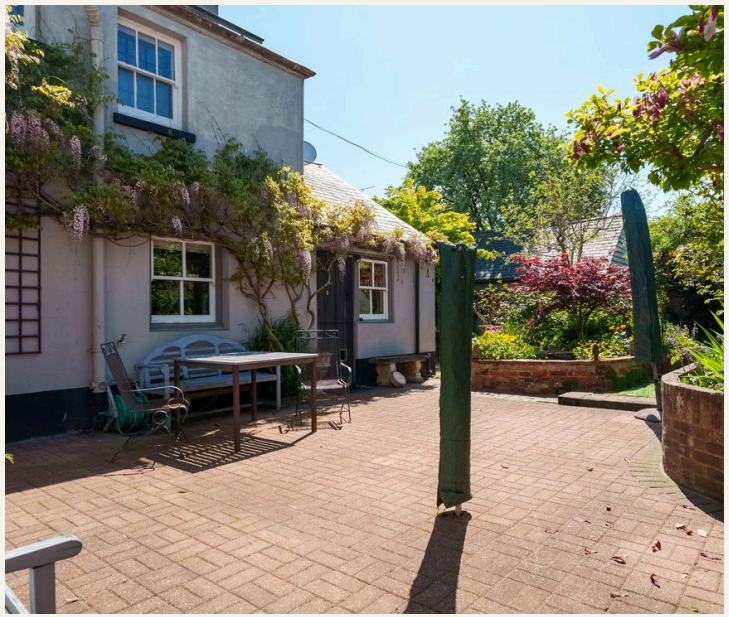
CHAPTER VI · THE GARDEN

Years in the *making*

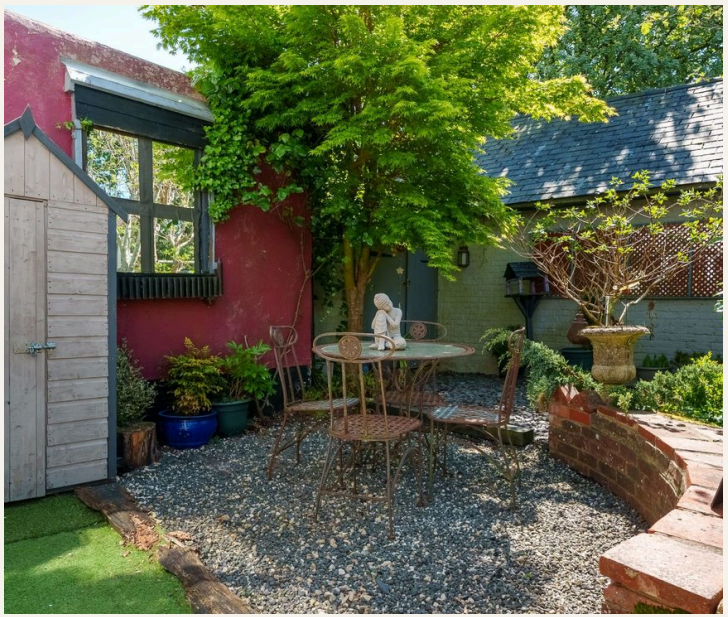
South facing and properly established. Wisteria drapes across the rear of the house in spring, a large Japanese maple anchors the planting, and a wildlife pond with stone statuary sits at the centre of the mature beds.

The terrace off the kitchen takes a table and chairs for an unhurried evening. Beyond, a gravel courtyard leads on to the studio. A garden like this takes years to build and cannot be replicated quickly.











CHAPTER VII · STUDIO & CELLAR

Room to *work*

The brick studio/workshop under its slate roof is a serious outbuilding, with a separate storage room and real potential as a home office, a workshop or a creative space.

Below the house, the cellar has power points, a window, plumbing for a washing machine and space for a dryer: a usable lower ground floor rather than a period quirk.

STUDIO / WORKSHOP

18'0" × 35'2"

5.49 × 10.73 m

STORAGE

9'2" × 8'4"

2.80 × 2.55 m

CELLAR

17'2" × 16'8"

5.24 × 5.09 m

PARKING

Off Road

To the front

CHAPTER VIII · SETTING & LOCATION

Henfield, on the *doorstep*

Henfield sits between the South Downs and the Low Weald, accessible without feeling like a compromise. The high street is steps from the front door, with a health centre, primary school, library, village hall, sports centre and everyday shopping all within the village.

Buses run to Horsham and Brighton. For rail, the nearest stations are Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea, and the A23/M23 gives direct access to Gatwick and London.



Henfield from the air, with the South Downs beyond

The *layout*

INTERNAL TOTAL AREA 2,049 SQ FT · 191.1 M²



Illustration for marketing purposes only. Measurements are approximate and not to be relied on. Not to scale.

PRICE	TENURE	COUNCIL TAX	EPC
Offers Over £600,000	Freehold	Band D	D (62) · Potential C (75)
TYPE	**BUILT**	**OUTSIDE**	**PARKING**
Semi-Detached Victorian	Circa 1870, Extended	South Facing Garden	Off Road

Before you *view*

PART A · MATERIAL TO ALL TRANSACTIONS

PRICE	Offers Over £600,000
GUIDE	£600,000 to £615,000
TENURE	Freehold
COUNCIL TAX	Band D · Horsham District
ANNUAL CHARGE	£2,441
TITLE	Absolute Freehold

PART B · WHERE APPLICABLE

PROPERTY TYPE	Semi-Detached House
CONSTRUCTION	Victorian, Circa 1870
MAIN FUEL	Mains Gas
EPC RATING	D (62)
PARKING	Off Road, To the Front
OUTBUILDING	Brick Studio / Workshop

PART C · ADDITIONAL MATERIAL FACTS

CONSERVATION AREA	Henfield Conservation Area
FLOOD RISK	Very Low
GREEN BELT / AONB	No
NATIONAL PARK	Not Within
UTILITIES & BROADBAND	Available on Request
FURTHER DETAILS	Available on Request

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ARRANGE A VIEWING OF

Myrtle Villa

CHURCH STREET · HENFIELD

A Victorian house of real depth, with a suite of its own, a studio and a garden years in the making. Best understood in person.

4	2	2,049
BEDROOMS	RECEPTIONS	TOTAL SQ FT