

Grove Cottage, Cagefoot Lane,
Henfield, West Sussex, BN5 9HD
£650,000 Freehold

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ESTATE AGENTS

A fabulous Grade II Listed period property, situated in a sought-after central Henfield location, on the prestigious private 'Cagefoot Lane' Sympathetically split from the original property, with versatile accommodation, three bedrooms, complete with a private walled garden and garage.

Situation
Cagefoot Lane is a sought after private gravelled Lane connecting directly to the High Street in Henfield village. The area is known for its 17th and 18th-century architecture and is surrounded on three sides by various Commons, making it a delightful place to live. It offers a range of shopping facilities, inns, cafes, a library, and a post office. Additionally, the Stagecoach bus service connects residents to nearby towns, including Horsham and the city of Brighton, which offer more extensive shopping and leisure options.

Description
Situated at the end of Cagefoot Lane, a prestigious private no-through road off Henfield High Street and set behind the walls of a listed building, Stevens are delighted to present this recently modernised and rarely available property for sale. Having been carefully and sympathetically divided from the original main house, 7 Chimneys, the property is in immaculate condition and features three generously sized bedrooms.

A personal gate from the lane provides access to the property. Once through, you are greeted by a pleasant lawned garden with additional patio area and a pathway that leads you to the front door. Inside, the kitchen diner centres around two main focal points: firstly, a spacious kitchen island surrounded by shaker-style units and marble worktops in a neutral colour scheme that allows light to flood through. Secondly a glass ceiling at the other end of the room, which currently accommodates the sofas and further enhances the bright and spacious feel. The downstairs area also includes a utility room and an 18-foot garage that features a roller sliding door plus integral access.

Stairs lead to the first floor, where all three bedrooms are conveniently located, along with a handy workspace perfectly positioned at the top of the stairs. The first two bedrooms share a fully tiled shower room, complete with an oversized shower and matching chrome fittings that give it an elegant touch. The principal bedroom includes a walk-in wardrobe leading to an en-suite bathroom featuring a wet-room style shower cubicle.

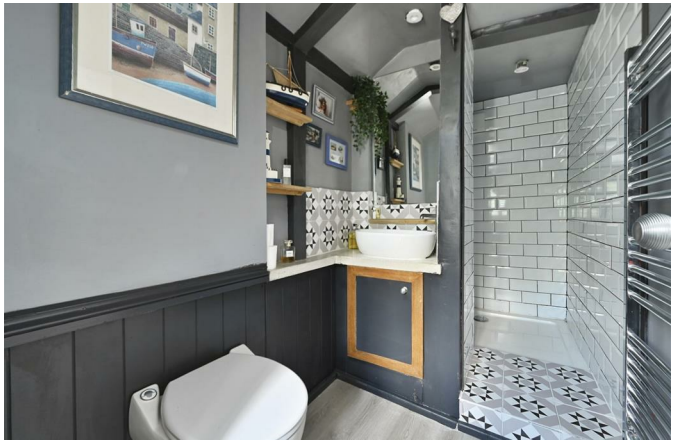
In our opinion, properties like this are rarely available, so early viewing is highly recommended to appreciate all the charming features this property has to offer!

Property Information
Council Tax Band: TBC
Utilities: Mains Gas & Electric. Mains water and sewerage
Parking: Garage
Broadband: 19 Mbps, 65 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Agents Note
There is a Private Road charge which is currently £200.00 per year.

Property Misdescription Act 1991
Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.













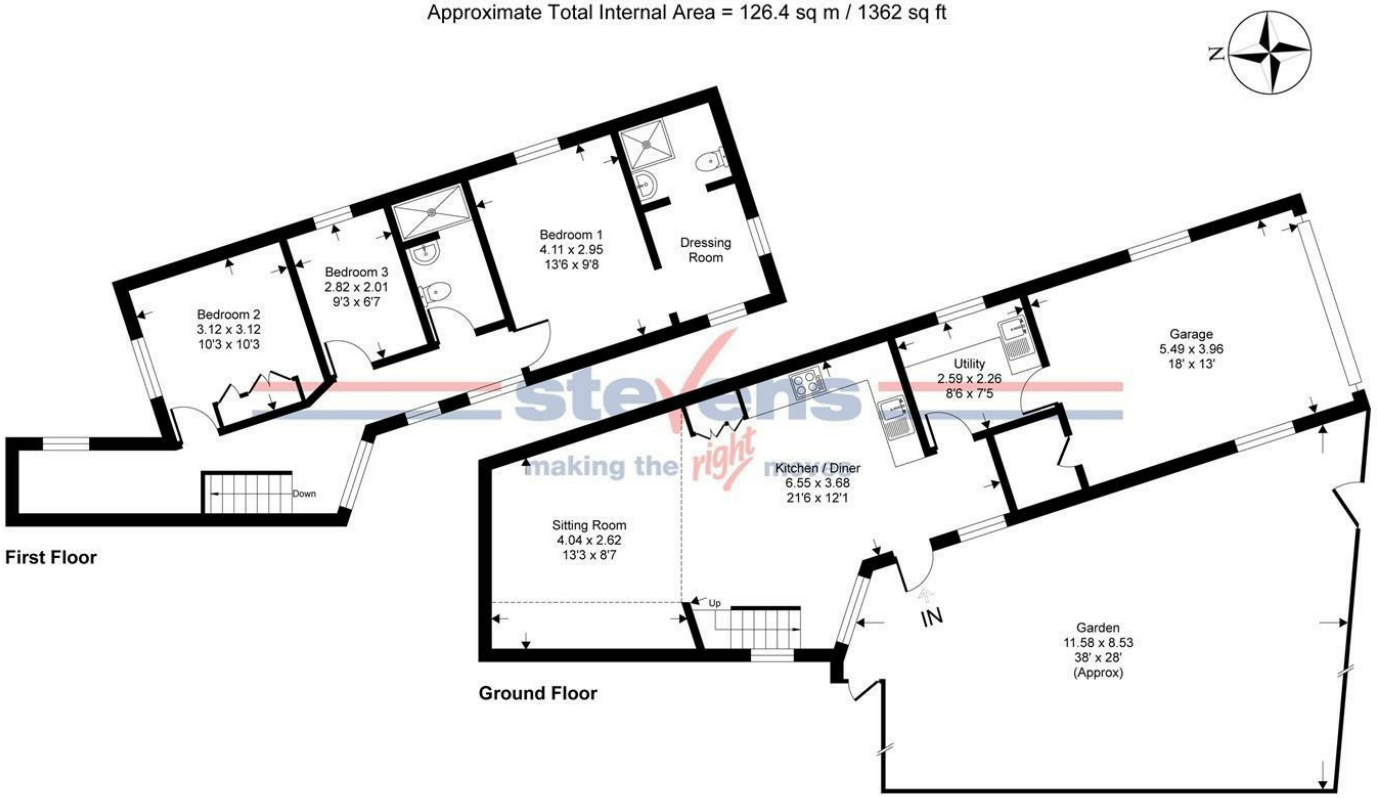

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should like
everybody.



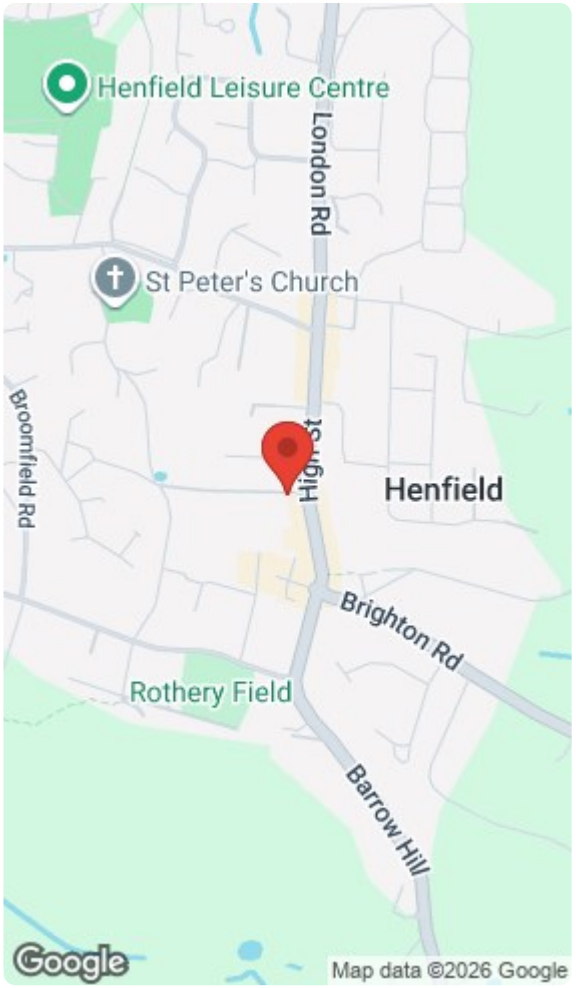


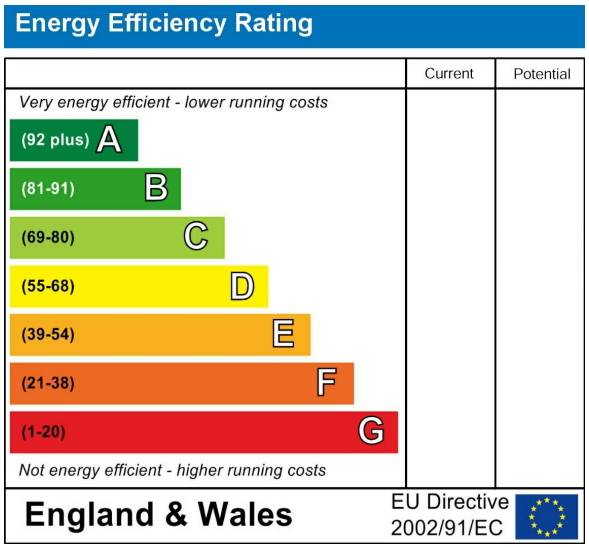
Cagefoot Lane, BN5

Approximate Gross Internal Area = 104.7 sq m / 1128 sq ft
Approximate Garage Internal Area = 21.7 sq m / 234 sq ft
Approximate Total Internal Area = 126.4 sq m / 1362 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Viewings by appointment only
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