



**Ashdene, Bishop Lane,  
Henfield, West Sussex, BN5 9DG  
Offers In The Region Of £995,000 Freehold**

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making the *right* moves  
ESTATE AGENTS

# **A Beautifully Presented & Flexible Four/Five Bedroom Detached Family Home. Set Towards the End of a Private Lane, Located in the Centre of Henfield High Street. With a Fantastic Garden Area Including Undercover BBQ and Bar, Perfect for Entertaining a Further Lawned Area for Children Plus an Abundance of Private Parking!**

## **Furners Mead**

Bishop Lane is a sought after Private Road, conveniently located just a short walk from the High Street in Henfield village. The area itself, 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**

Stevens are delighted to offer for sale this beautifully presented detached family home, located in a prime area just off Henfield High Street. The property offers great flexibility, as it can be configured as either four or five bedrooms. Additionally, there are outbuildings that could be converted into a potential annex or home office, subject to necessary planning consent.

Bishops Lane is a quiet cul-de-sac with just five other properties. "Ashdene" is situated at the end of this private cul-de-sac and features a substantial amount of private parking, plus a long Garage.

Upon entering the family home, you'll notice the high standard of renovations. New carpets have been installed in the main rooms, and plantation shutters adorn the downstairs windows, giving the space a contemporary feel. The spacious double-aspect lounge flows into a separate dining area. The kitchen boasts a central island surrounded by sleek high-gloss cupboards on all sides.

On the ground floor, there are two bedrooms that share a large shower room. One of these bedrooms includes a generous dressing area, which could easily serve as an additional bedroom if needed, thanks to its en-suite shower area.

The upstairs space is both airy and spacious. The landing is currently set up as a work-from-home area. Both bedrooms on this level feature walk-in wardrobes and share a full "Jack and Jill" tiled bathroom suite.

Outside, the property has been designed to cater to a variety of needs. There's a large garden on one side that is both lawned and private, plus a garage with a pitched tiled roof that has potential for conversion in the future. The main garden, which flows from the rear of the property, includes a glazed undercover area, a bar, and a hot tub—ideal for entertaining or relaxing with family!

In our opinion early viewing is deemed essential to appreciate all this Family home has to offer!

## **Property Information**

Council Tax Band F: £3,436.34 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage & private driveway

Broadband: Standard 18 Mbps, Superfast 52 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

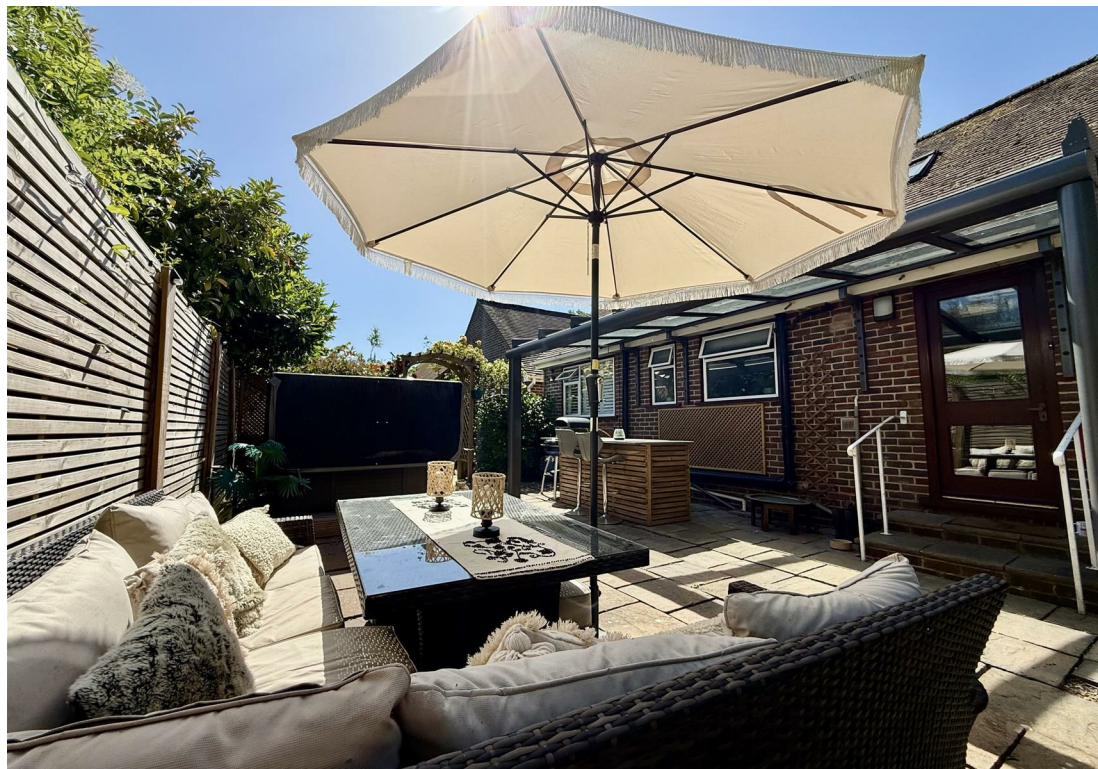
## **Property Misdescription Act 1991**

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.









## Bishops Lane, BN5

Approximate Gross Internal Area = 156.7 sq m / 1687 sq ft  
 Approximate Garage Internal Area = 17 sq m / 184 sq ft  
 Approximate Total Internal Area = 173.7 sq m / 1871 sq ft  
 (excludes restricted head height)



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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	