



The Hundred










Brighton Road, Henfield, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A four bedroom property with a self-contained two-storey annexe, in a beautiful location in West Sussex

Impressive neo-classical style 1930s house providing quality fixtures and fittings, high ceilings and elegant décor throughout. It is located on the fringes of a sought-after village, within easy reach of local and town centre amenities and a train station with journey times to central London from 47 minutes.

	4 HOUSE 1 ANNEXE		4 HOUSE 1 ANNEXE		4 HOUSE 1 ANNEXE
	PRIVATE PARKING		4.2 ACRES		FREEHOLD
	SEMI -RURAL		4,766 SQ FT		GUIDE PRICE £1,950,000

The property

The Hundred is a double-fronted family home offering 3,780 sq ft of light-filled, flexible accommodation arranged over three floors. It features high ceilings, quality fixtures and fittings, elegant neutral décor and a wealth of large picture glazing throughout, maximising the views over the garden and countryside beyond.

The elevated ground floor accommodation flows from a welcoming wooden-floored reception hall with a feature curved wall and staircase, a cloakroom and access to a raised terrace with stairs down to the garden. It provides a wooden-floored drawing room with a large rear aspect part-glazed bow, a fireplace with woodburner and steps up to a wooden-floored dining room. The kitchen/breakfast room has a range of wall and base units, a central island with breakfast bar, complementary work surfaces and splashbacks, modern integrated appliances, space for a table and patio doors to the terrace. It opens into an inner hall, giving access to a study, second cloakroom, fitted utility room with garden access and a breakfast/sitting

room with a feature curved wall and French doors to the terrace. The lower ground floor provides a central room with a bespoke fitted bar and full-height glazing incorporating French doors to a terrace, a sitting room/study with a feature bow window, garden access and a fireplace with woodburner and a boiler room with garden access.

The first floor houses a principal bedroom with a fitted dressing room, en suite shower room and French doors to a private roof terrace. There are three further double bedrooms, all with built-in storage, one with an en suite bathroom and French doors to a second roof terrace, together with a family bathroom.









Outside

The property is approached over a driveway giving access to a recently completed detached oak-framed annexe featuring exposed oak timbers and joinery and a vaulted upper floor. The annexe comprises a ground floor entrance hall, shower room and a sitting/dining room with bi-fold doors to the garden, to two aspects, currently configured as a bedroom. On the first floor there is a wooden-floored kitchen/sitting/dining room with bi-fold doors to a decked balcony. The garden is laid mainly to gently sloping lawn, south-facing Mediterranean-style terrace and mature woodland. It features a swimming pool, a wildlife pond, numerous seating areas, orchard, Victorian-style greenhouse, a raised, paved wrap around terrace and a lower ground-level paved terrace. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views and glimpses of the distinctive ridge of the South Downs.

Location

Henfield village offers independent shopping, a supermarket, churches, inns, a library, primary school, health centre and sports/leisure centre. More comprehensive amenities can be found in Hurstpierpoint, Hassocks, Burgess Hill, Haywards Heath, Horsham and Brighton. The wider area offers superb outdoor and sporting opportunities: Woods Mill Nature Reserve and the South Downs National Park provide miles of walking, cycling and riding routes, Wickwoods Country Club has tennis, spa and fitness facilities, and there are several race courses, numerous golf clubs, polo and equestrian grounds and watersports off the south coast. Transportation links are excellent: the A23 links to the M23 and motorway network, and Hassocks station (6.0 miles) provides mainline services to central London from 47 minutes.



Distances

- Henfield 1.2 miles
- Haywards Heath 11.8 miles
- Horsham 12.1 miles

Nearby Stations

- Hassocks
- Burgess Hill
- Haywards Heath

Key Locations

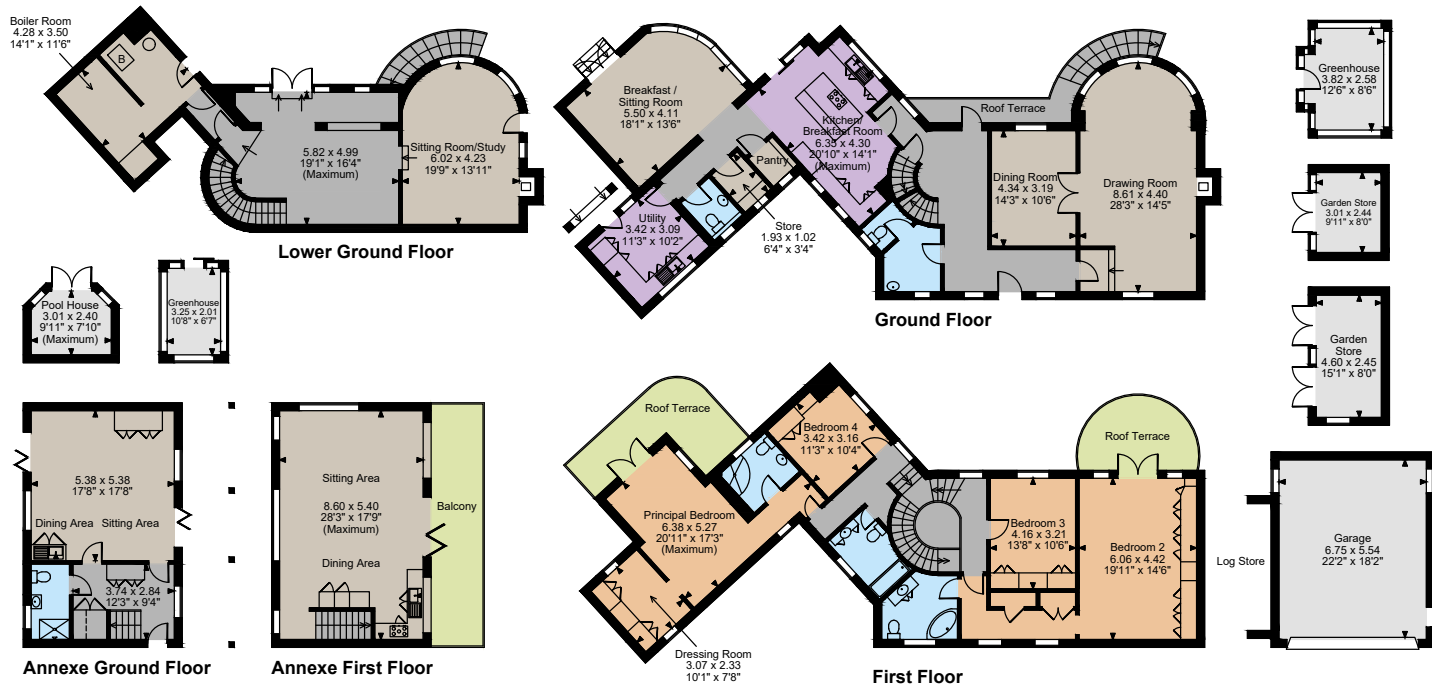
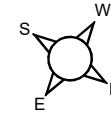
- Knepp Castle
- Amberley Museum
- Amberley Castle
- Wickwoods (David Lloyd)
- South Downs National Park

Nearby Schools

- St Paul's Catholic College
- Steyning Grammar School
- Windlesham House School
- Lancing College
- Burgess Hill Girls
- Hurstpierpoint College







The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,780 sq ft (351 sq m)

Annexe internal area 986 sq ft (92 sq m)

Balcony and Roof Terrace external area 461 sq ft (43 sq m)

Total internal area 4,766 sq ft (443 sq m)

For identification purposes only.

Directions

BN5 9RT

what3words: ///canines.reckons.renderers

General

Local Authority: Horsham District Council

Services: Oil fired central heating. Mains electricity and water. Private drainage which may not be compliant to current regulations. Further information is being sought.'. The annexe has underfloor heating via a heat exchanger. Fibre broadband to the house is provided.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: House band G, Annexe TBC

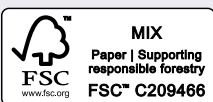
EPC Rating: Main house E, Annexe D

Guildford

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