



Fieldlands Farm House

Wheatsheaf Road, Henfield, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A five-bedroom farmhouse with attractive accommodation, a heated swimming pool and extensive gardens and grounds

A beautifully presented detached period farmhouse with spacious, comfortable accommodation and a wealth of character features. Located on a peaceful country lane just outside the popular village of Henfield, within moments of the village's local amenities while the sought-after South Downs town of Hassocks is just five miles away.

	5 RECEPTION ROOMS		5 BEDROOMS		3 BATHROOMS
	GARAGE		4.1 ACRES		FREEHOLD
	RURAL		3,225 SQ FT		GUIDE PRICE £1,675,000

The property

Fieldlands Farm is an impressive five-bedroom Georgian farmhouse, set in a picturesque rural position with views across the surrounding countryside. The property has been sympathetically extended and renovated over the years to create a spacious and flexible family home, displaying various character features throughout as well as clean, neutral styling that helps to create a light and airy atmosphere throughout.

There are four formal reception rooms on the ground floor, while the heart of the home is the open-plan, 30ft kitchen, breakfast area and dining area. There is a farmhouse-style kitchen with Fired Earth terracotta floor tiles, Plain English painted wooden fitted units, wooden worktops, a split butler sink and a stainless steel range cooker, while the room also has space for a family dining table, as well as a skylight and French doors opening to the garden. The drawing room offers ample space in which to relax as a family, with its dual aspect including French doors to the garden, while there are further relaxed living spaces in the snug with

its brick-built open fireplace, as well as the study and dining room. The ground floor also has a useful utility room for home storage and appliances, with units and worktops matching the kitchen.

Two staircases lead to the first floor, where there are five well-presented double bedrooms. These include the generous principal bedroom with its dormer windows welcoming plenty of natural light, vaulted ceiling and exposed timber beams, as well as its built-in storage. Two of the first-floor bedrooms are en suite, one with a bathroom and the other with a shower room, while the first floor also has a family shower room.









Outside

At the front of the property there is a brick-paved driveway with parking space for up to two vehicles, while a further parking area at the side offers additional parking space. The peaceful garden at the rear of the house includes split level paved terracing for al fresco dining, with expansive rolling lawns beyond and post and rail fencing at the borders, affording views across the property's three fenced paddocks. There is also an outdoor heated swimming pool with its own paved sun terrace, while outbuildings include a garage or store, a summer house, a pool pump house, a garden room or workshop with an adjoining log store, and an animal shelter.

Location

Fieldlands Farm is situated along a quiet country lane on the edge of the popular village of Henfield, surrounded by open countryside and farmland. Henfield provides a good range of everyday amenities including a village high street with independent shops, cafés, pubs, a post office, medical centre and leisure facilities, while more extensive shopping, cultural and

recreational amenities can be found in Horsham to the north and the coastal city of Brighton & Hove to the south. Rail services are available from Hassocks (approximately 5 miles), providing direct connections to London Victoria and London Bridge, as well as Brighton and Gatwick Airport. The A23 and A24 are both within easy reach, giving convenient access to the wider motorway network including the M23 and M25, and routes to London, Gatwick and the south coast. The surrounding area is well known for its countryside and outdoor pursuits, with the South Downs National Park and Downs Link nearby offering extensive walking, riding and cycling opportunities.



Distances

- Burgess Hill 8.2 miles
- Haywards Heath 10.2 miles
- Hove 11.2 miles
- Horsham 11.5 miles
- Brighton 12.6 miles

Nearby Stations

- Hassocks
- Haywards Heath

Key Locations

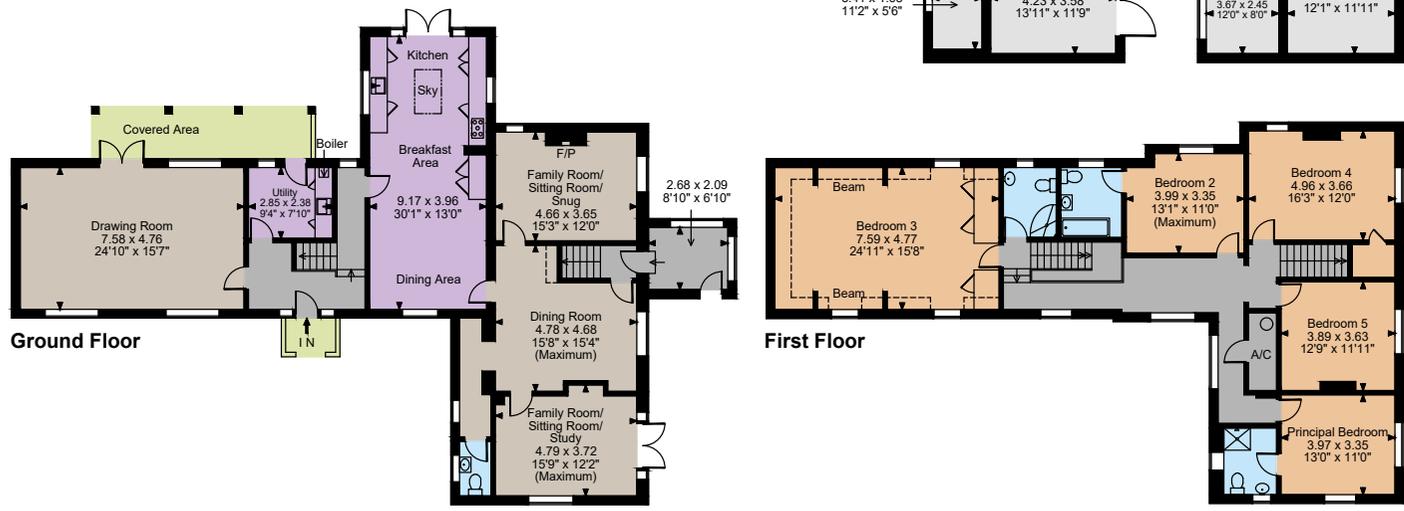
- Leonardslee Lakes & Gardens
- South Lodge Spa
- Nymans Gardens
- Amberley Museum
- Knepp Estate
- South Downs National Park
- Woods Mill Nature Reserve

Nearby Schools

- St Peter's CE Primary School
- Hurstpierpoint College
- Lancing College
- Brighton College
- Argingly College
- Burgess Hill School for Girls
- Handcross Park







The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,225 sq ft (300 sq m)
 Garage/Store internal area 239 sq ft (22 sq m)
 Outbuildings internal area 498 sq ft (46 sq m)
 Total internal area 3,962 sq ft (368 sq m)
 For identification purposes only.

Directions

BN5 9AS

what3words: ///dealings.rises.greyhound

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water, electricity, LGP heating and Private drainage which may not be compliant to current regulations. Further information is being sought

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

Council Tax: Band G

EPC Rating: E

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