



Rectory Cottage Brighton Road

Henfield, BN5 9SR

Offers in excess of £1,750,000

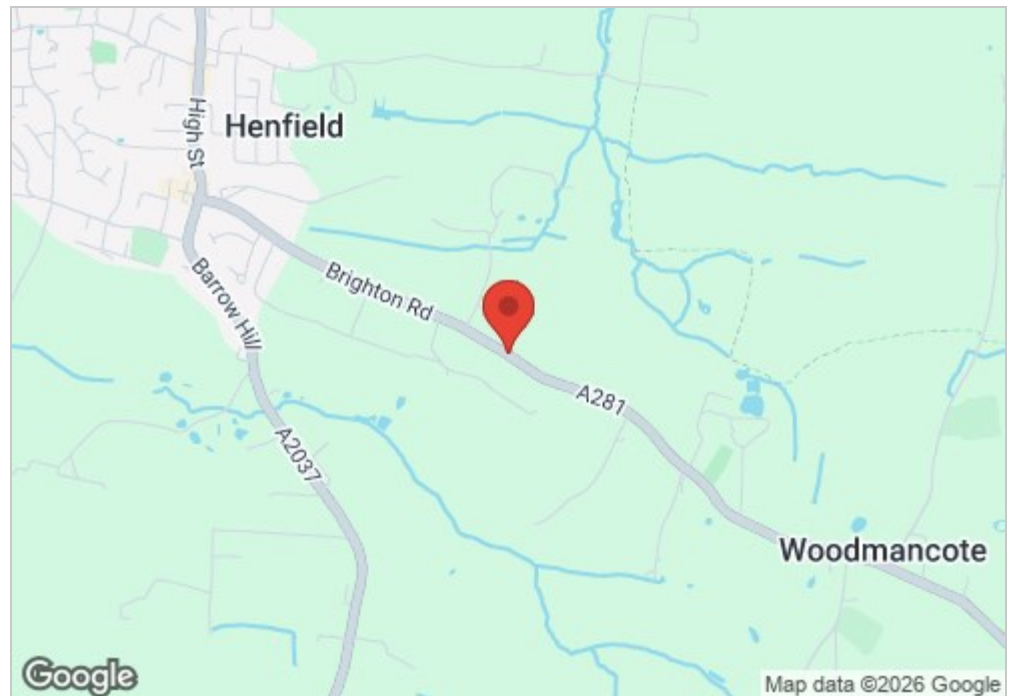
A Delightful Detached Period Property Believed To Date From The Late 17th Century With Later Additions, In Secluded Gardens & Grounds Of Approximately 4.5 Acres With Tennis Court & Heated Swimming Pool.

Rectory Cottage perfectly captures the timeless charm of a historic home. The main living area features a stunning inglenook fireplace, complemented by an abundance of exposed timbers that add warmth and charm throughout. The current owners have thoughtfully designed a superb bespoke hand made open-plan Kitchen, Living, and Dining Room on the eastern side of the cottage, creating a bright and inviting space perfect for modern family life and entertaining. Additional flexible spaces include a cozy Snug/TV Room and a further spacious reception room.

Outside, formal gardens surround the Cottage, with expanses of sweeping lawns, perennial shrubs and hundreds of spring bulbs. The outdoor living experience is enhanced by a heated swimming pool with paved surround and delightful al fresco dining space with pergola. To the southeast lies a versatile studio/office and beyond this, an all-weather tennis court. On the western side the expansive bluebell wood showcases a magical decked treehouse, with the enchanting setting completed by an orchard, a traditional working well, a cricket net, and direct private access into the adjoining deer park.

Quiet privacy and security are assured by a set of wooden electric gates and a long private driveway, setting the house well back from the road. The driveway culminates in a generous parking area equipped with an electric car charging point and a substantial double garage block, which includes useful loft space for additional storage.

Entrance Hall, Impressive 'L' Shaped Sitting Room with Inglenook Fireplace, Superb Kitchen / Living / Dining Room, Snug / TV Room, Further Reception Room, Cloakroom, Master Bedroom with Ensuite Plus Raised Lounge Area And Possible Dressing Room, 4 Further Bedrooms, Re Fitted Family Bathroom.



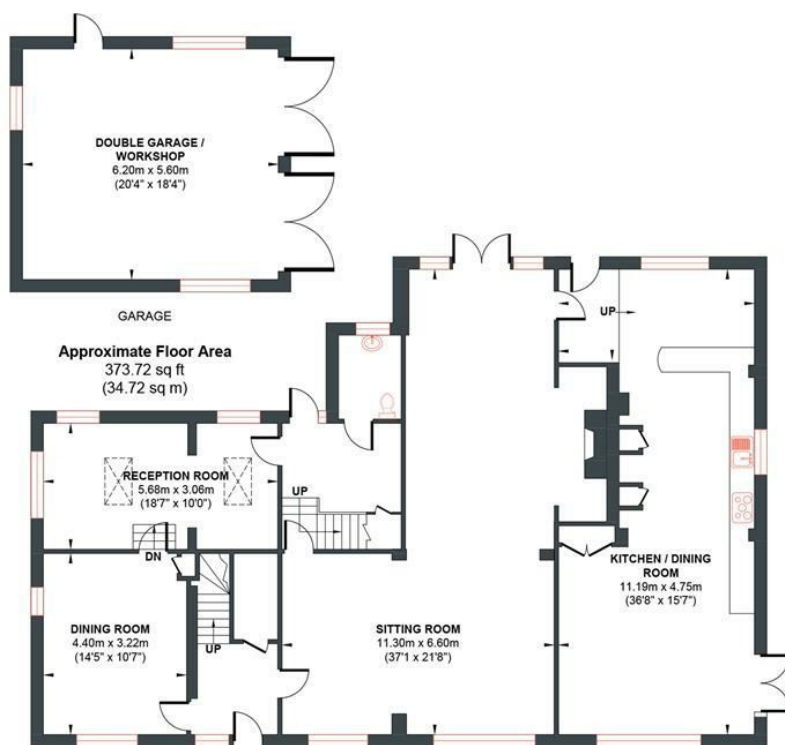
- Most Attractive 5 Bedroom Detached Property With 4.5 Acres
- All Weather Tennis Court
- Beautiful Lounge With Impressive Inglenook Fireplace
- Heated Swimming Pool
- Lovely Kitchen / Living / Dining Room
- Secluded Location Off The Brighton Road In Woodmancote

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	70
England & Wales	EU Directive 2002/91/EC	

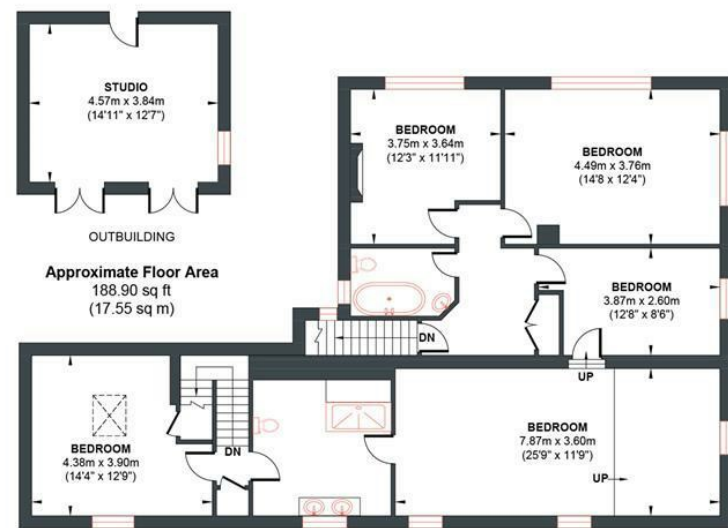
BRIGHTON ROAD

Approx. Gross Internal Floor Area (Excluding Garage & Outbuildings) 289.06 sq m / 3111.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

FOSTER & CO.



GROUND FLOOR
Approximate Floor Area
1778.52 sq ft
(165.23 sq m)



FIRST FLOOR
Approximate Floor Area
1332.89 sq ft
(123.83 sq m)

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All measurements are approximate

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