



FOSTER
& CO.

Blackstone Lane

Henfield, BN5 9TA

Asking price £2,850,000

Extending to over 6,700 square feet including a detached studio and self-contained annex, the house has been thoughtfully designed for both refined entertaining and relaxed family living. At the heart of the home is a stunning open-plan kitchen and dining space, complete with handcrafted cabinetry, integrated appliances, a traditional Aga, and a cosy log burner. This space flows effortlessly into the main reception room, with both areas opening through double doors to the landscaped rear garden, flooding the space with natural light and connecting the interior with the picturesque surroundings.

The ground floor also offers a more formal sitting room for peaceful evenings or entertaining, along with two generously sized double bedrooms – each with beautifully finished en-suite bathrooms – ideal for guests, older children, or multi-generational living. A separate snug or home office, utility room, boot room, and an integral double garage add practicality and flexibility to this already exceptional layout.

Upstairs, the principal bedroom suite is a true retreat – featuring a walk-in dressing room, a luxurious en-suite bathroom, and direct access to a private roof terrace with breathtaking views across the grounds and countryside. Two further double bedrooms on this floor each benefit from stylish en-suite shower rooms and built-in wardrobes, continuing the theme of comfort and quality throughout.

The grounds are equally impressive, with around 14 acres of formal gardens, and open fields that provide a wonderful sense of space and privacy. A tranquil pond sits at the southern end of the plot, while a selection of outbuildings – including a separate garage, studio, and a detached annex – offer versatile spaces ideal for working from home, hosting guests, or creative pursuits.

This is a rare opportunity to acquire a substantial and beautifully presented country home in one of Sussex's most desirable and unspoiled settings.

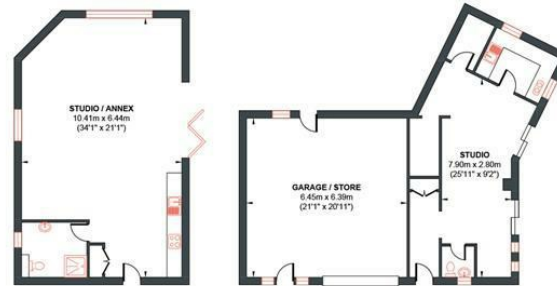
- DETACHED
- 5 BEDROOMS
- 5162 SQ FT
- STUDIO
- ANNEX
- APPROX 14 ACRES
- TRIPLE GARAGE
- GATED
- STUNNING GARDENS
- 3 RECEPTION ROOMS

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		
EU Directive 2002/91/EC		
England & Wales		



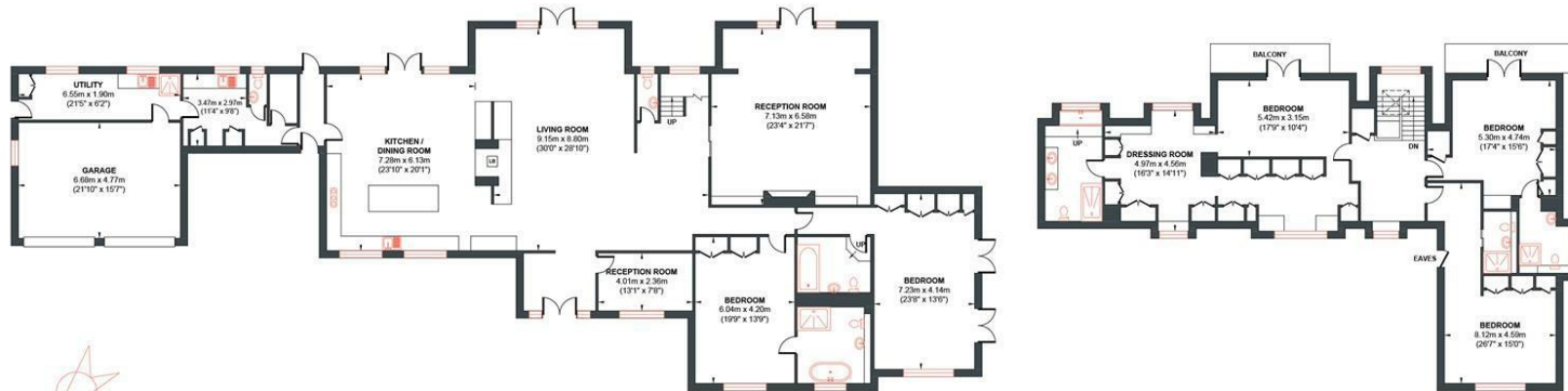
BLACKSTONE LANE

Approx. Gross Internal Floor Area (Excluding Garage / Studio) 479.59 sq m / 5162.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



STUDIO
Approximate Floor Area
795.68 sq ft
(65.56 sq m)

GARAGE FLOOR
Approximate Floor Area
902.33 sq ft
(83.83 sq m)



GROUND FLOOR
Approximate Floor Area
3632.28 sq ft
(337.45 sq m)

FIRST FLOOR
Approximate Floor Area
1629.98 sq ft
(142.14 sq m)

Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



