



Henley Down Farm

Henley Down, Catsfield, Battle, East Sussex, TN33 9BN

Batcheller
Monkhouse

Our Corner of England

HENLEY DOWN FARM

An attractive Grade II Listed period house in a semi-rural but not isolated location, with much charm and character and set in gardens of about 0.8 of an acre. There is extant planning consent for various works, to include the creation of an annexe.

Ground Floor

- Entrance Hall
- Sitting Room
- Family Room/Office
- Study
- Rear Hall
- Cloakroom
- Kitchen
- Dining Room
- Cellar/Utility Room

First Floor

- Three Bedrooms
- Bathroom

Second Floor

- Two further Bedrooms
- Second Bathroom

Outside

- Traditional brick Outbuilding
- Double length Garage
- Swimming Pool (now arranged as a natural pond)
- Garden of about 0.8 of an acre



DESCRIPTION

Henley Down Farm is an attractive detached Grade II Listed period house, the elevations being brick, half tile hung beneath a tiled roof. There is oil-fired central heating and secondary double glazing.

There is planning and Listed Building consent for various works, including demolition and rebuilding of the garage and ancillary outbuilding and creation of an annexe (references RR/2023/1125/P, RR/2023/818/P and RR/2023/819/L)

The main features include:

- Front door to **hall** with tiled floor. The well-proportioned **sitting room** has an inglenook fireplace with wood burner, timbered ceiling and wood floor. Door to **family room** with built in cupboard, cloakroom with basin and WC.
- The **dining room** is double aspect and has an inglenook fireplace with woodburner, and an oak floor.
- The **rear hall** has a tiled floor, oil-fired central heating boiler and a door to the garden. Adjacent is the **study**, one wall having exposed stonework and another with timber studding and glass infills.
- The **kitchen/breakfast room** has a glazed sink, wood working surfaces with cupboards beneath, plumbing for a dishwasher, space for two fridges, handsome old pine dresser with plate rack, and steps down to the **utility room/cellar** with glazed sink, work surfaces, slate shelf, plumbing for dishwasher and washing machine, tiled floor.
- The **first floor** is approached by an oak staircase to the spacious **landing** with exposed timbering and an airing cupboard. **Bedroom 1** has wardrobe cupboards, useful and easily accessible storage space within the eaves, is double aspect and has a part vaulted ceiling. The **en suite** is a former shower room which has retained the plumbing.
- There are **two further bedrooms** and a **family bathroom** with bath having shower fitting, basin with cupboard under and WC.
- The **second floor** has a staircase to a **landing** with sloping ceilings. There are **two further bedrooms**, both with Velux windows, and a **second bathroom** with bath, basin and WC.



OUTSIDE

A gravel drive from the road provides parking/turning space for several cars and leads to a **garage 34'5 x 11'10** of brick and tile construction and in need of some building works.

At the rear of the house is a south-west facing sheltered courtyard, fronting which is the traditional brick and tile **outbuilding 27'8 x 18'11** which has extant planning consent as mentioned above for conversion to a study with a link to the house.

Also close to the house is the **swimming pool** (now arranged as a natural pond).

The garden surrounds the property and consists of areas of lawn interspersed with established trees and shrubs.

In all about 0.8 of an acre.

AMENITIES

Local: Henley Down Farm is in a semi-rural but not isolated location between the villages of Catsfield and Crowhurst. Catsfield village is about 1.25 miles and has a local shop and Post Office, farm shops, church, village hall, primary school and public house.

Towns: For more comprehensive amenities and shops, the historic town of Battle is some 4 miles, Bexhill-on-Sea some 3.5 miles and Hastings some 5 miles. Eastbourne is some 14 miles and Tunbridge Wells is about 26 miles.

Transport: Battle station (3.8 miles) on the London Bridge/Charing Cross line.;

Schools: Catsfield Primary School; Crowhurst Primary School; Claverham Community College; Battle Abbey School at Battle; Vinehall at Robertsbridge; Claremont at St Leonards-on-Sea and Bodiam; Bede's at Upper Dicker.

Leisure: There are networks of footpaths around Catsfield and Crowhurst, including the 1066 Country Walk; the RSPB Forewood Nature Reserve and Combe Valley country park, together with active communities and social events; historic Battle Abbey and battleground in Battle; Bateman's, Bodiam Castle (National Trust); Sedlescombe Golf and Country Club; Crowhurst Park and Bannatynes Leisure Centres; the coast, sailing and sports clubs and the renowned De La Warr Pavilion at Bexhill-on-Sea; cinema and theatres at Eastbourne.

DIRECTIONS

From Catsfield take the turning opposite the White Hart public house signposted Crowhurst. Proceed along this lane for 1.1 miles and fork right, marked Watermill Lane and signposted Sidley/Bexhill. Henley Down Farm is the first property on the right. **What3Words:** spectacle.glorious.scenes



Additional Information

Local Authority: Rother District Council, Bexhill-on-Sea, telephone 01424 787000.

Services (not checked or tested): Mains water, electricity. Oil-fired central heating. Private drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX233071

EPC: EPC rating - Exempt

Council Tax: Band G



GUIDE PRICE £900,000 - £930,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Approximate Area = 2542 sq ft / 236.1 sq m

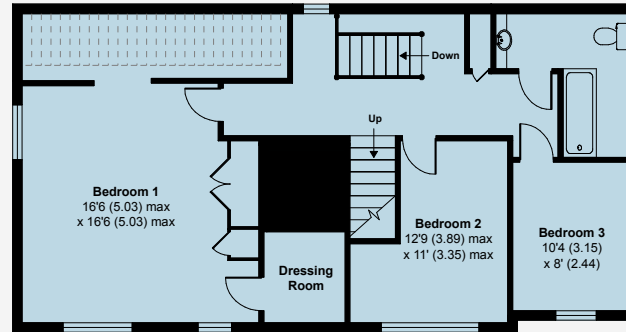
Limited Use Area(s) = 199 sq ft / 18.4 sq m

Garage = 408 sq ft / 37.9 sq m

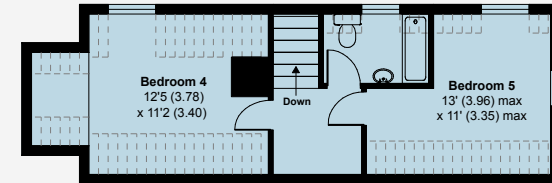
Outbuilding = 302 sq ft / 28 sq m

Total = 3451 sq ft / 320.5 sq m

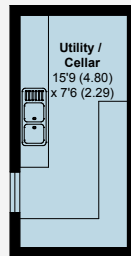
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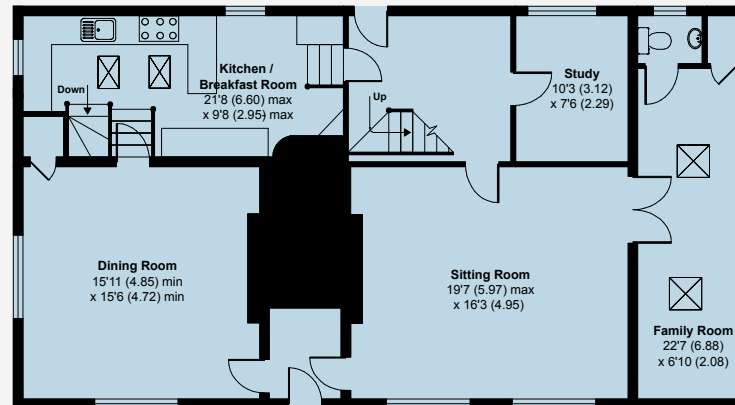
FIRST FLOOR



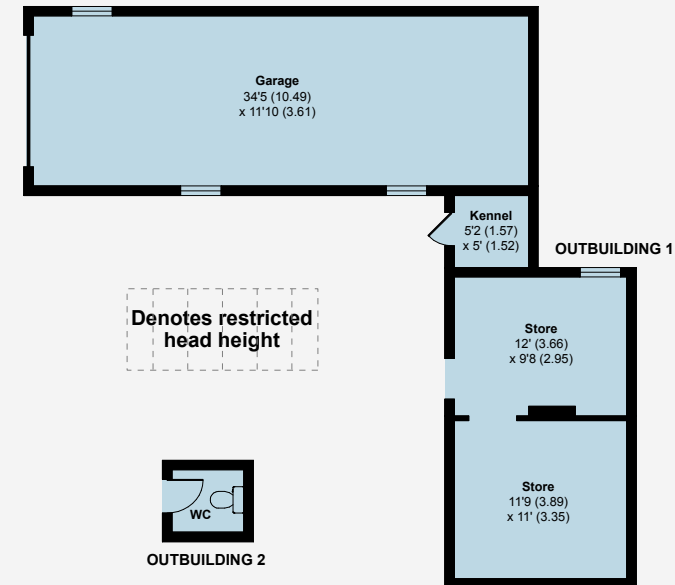
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Batcheller Monkhouse. REF: 635059