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Church  
Terrace  
Henfield

## COSY CHARACTER COTTAGE

Tucked along a wonderfully leafy lane that rises gently from Henfield's historic Church Street towards the grounds of St Peter's Church, this charming three-bedroom cottage forms part of a picturesque terrace of period homes.

The lane feels quietly tucked away, bordered by wildflowers, cottage gardens and mature greenery, with the church tower and its ancient grounds gradually revealing themselves as the road winds uphill.

The setting has a distinctly timeless quality. Neatly kept front gardens sit behind low walls, and the cottages share a pleasing rhythm of white-painted brickwork, sash windows and tall chimney stacks.

A red-brick path leads through the cottage's own front garden to an attractive four-panelled entrance door with traditional brass furniture, offering a warm introduction to the calm and characterful interiors beyond.



It is a setting  
that feels almost  
unchanged by  
time...

## AN INVITING RETREAT

The sitting room sits to the front of the house and feels immediately welcoming. A wood-burning stove is set neatly within the chimney breast, creating a natural focal point for the room, while built-in shelving to either side provides space for books and personal collections. A window frames views across the garden and the quiet lane beyond. Timber flooring runs underfoot and continues through to the dining room behind.





The dining room is a particularly pleasant space, arranged as a bright double-aspect room with a window to the front and glazed doors that open directly onto the garden. Built-in shelving lines the wall beside the chimney breast, offering a natural place for crockery, cookbooks and plants. The room has an easy, informal feel that suits both everyday meals and gatherings with friends.

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Beyond sits the kitchen, fitted with classic shaker-style cabinetry finished with brass cup handles and topped with solid wood worktops. A double butler sink sits beneath the window, and an impressive eight-burner range cooker with two electric ovens, gas hobs, grill and warming drawer anchors the cooking area. There is space for a washing machine, dishwasher and full-height fridge freezer, while the recently serviced Vaillant EcoFIT Pure combination boiler is neatly housed here.

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## BED, BATH & BEYOND

Upstairs, three bedrooms are arranged around a central landing. Each room feels peaceful and well-proportioned, with pretty windows that draw in soft natural light and offer leafy outlooks across the surrounding gardens. The principal bedroom benefits from a wall of bespoke fitted wardrobes, while the remaining rooms are equally charming and adaptable as guest accommodation, children's bedrooms or a study.

The bathroom has been finished in a simple, timeless style, with metro tiles around the bath and a thermostatic shower above. The remaining walls are lined with timber half-panelling, lending the room a subtle sense of character in keeping with the cottage.

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## COTTAGE GARDEN

Outside, the rear garden has a quietly informal charm. Wildflowers, shrubs and climbing plants soften the space, while gravel paths and planting beds create a relaxed cottage garden feel.

The garden extends beyond a row of traditional brick-built outhouses that line the boundary, adding a pleasing sense of depth to the plot. Ownership of the storage sheds is shared with the neighbouring cottage.

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## LIFE IN HENFIELD

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Life on Church Terrace is closely connected to the rhythm of the village. The lane leads directly into the grounds of St Peter's Church, a place of worship since the 8th century, with the present building shaped by additions between the 13th and 19th centuries.

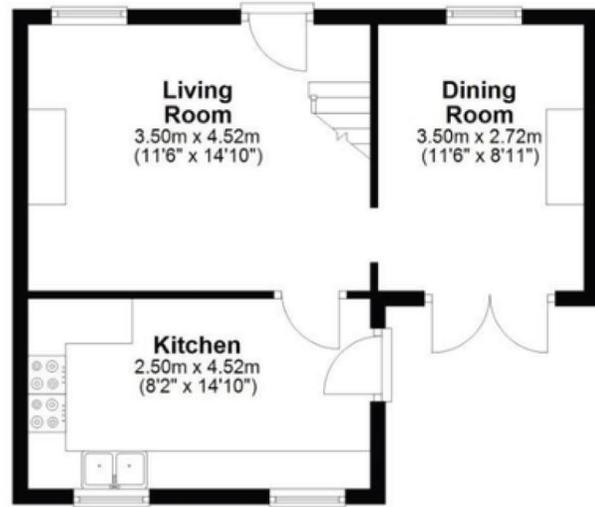
Henfield itself is one of Sussex's most attractive villages, set on the edge of the South Downs National Park and known for its strong sense of community.



Everyday amenities are within easy walking distance, including St Peter's Primary School, the GP surgery and dentist. The village high street offers a good mix of independent shops, cafés and pubs alongside a Sainsbury's Local and public library. The leisure centre provides a gym, tennis courts and regular fitness classes. There is also a village vets for those with pets.

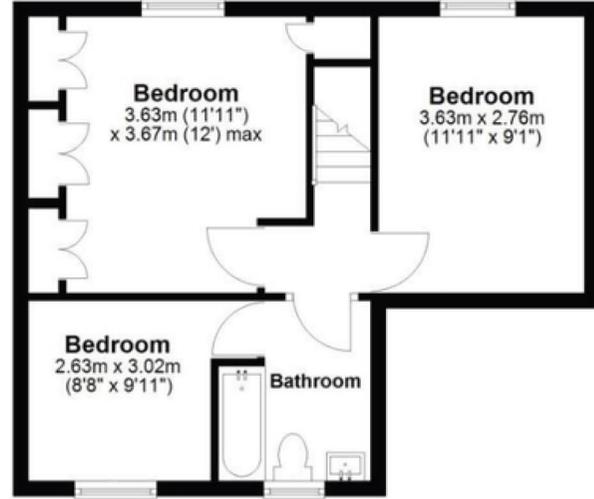
For those drawn to the outdoors, the Downs Link footpath and cycle route runs along the edge of the village, connecting Shoreham to Guildford through miles of open countryside. Nearby Berretts Farm is home to The Cabin café, a favourite stop for coffee, homemade cakes and summer pizza evenings with wide-reaching views across the Downs. Just over a mile to the north, Sussex Prairie Garden offers eight acres of naturalistic planting and hosts seasonal markets, workshops and musical events throughout the year.

The number 17 bus provides regular services to Brighton and Horsham.



**Ground Floor**

Approx. 37.4 sq. metres (403.1 sq. feet)



**First Floor**

Approx. 38.6 sq. metres (415.3 sq. feet)

**Total area: approx. 76.0 sq. metres (818.4 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

# The Finer Details

Tenure: Freehold  
 Title Number: WSX148920  
 Local Authority: Horsham District Council  
 Council Tax Band: D  
 Plot Size: 0.04 acres total

Services: Gas heating, mains electricity, mains drainage and mains water (none tested).

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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