



**HAMLYN SMITH**

**£750,000 - £775,000**

## FILLERY WAY, HENFIELD

4 BEDROOMS

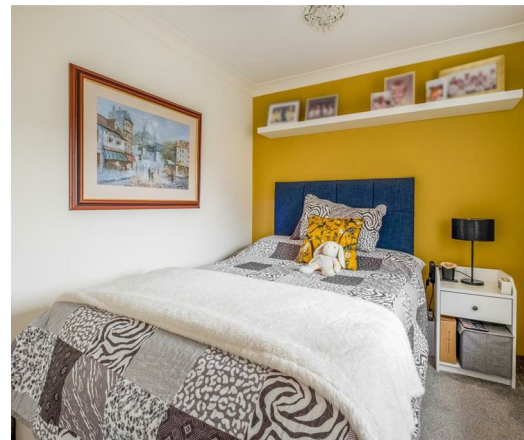
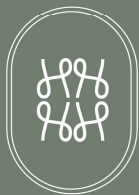
2 RECEPTIONS

3 BATHROOMS

\*\*Guide price £750,000 - £775,000\*\*

A superbly presented four bedroom detached modern house on a peaceful, friendly private estate in Henfield only 3 minutes walk to the village. The house has a garage with electric car charging point and space for three cars on the driveway.

- Four bedrooms
- Double fronted
- Large drive and garage
- Garden office / Craft room
- Sought after village location
- 2 x En-Suites & A family bathroom





## Fillery Way Henfield

Approximate Gross Internal Area = 131.5 sq m / 1415 sq ft  
Garden / Craft Room / Garage = 27.4 sq m / 295 sq ft  
Total = 158.9 sq m / 1710 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1310237)

## HAMLYN SMITH

Hamlyn Smith are delighted to be marketing this stunning four-bedroom modern house which has been beautifully maintained and improved by its owners. The house occupies an enviable position on a corner plot of this private estate, with views from the front of the house over the adjacent fields and a lovely open aspect from the windows in the kitchen and dining room. Immaculately presented throughout, this house is ready to be enjoyed by its new owners. The ground floor offers exceptional space for entertaining or family life. Both the living room and the large kitchen/breakfast room have double doors that open up onto the patio of the lovely garden which means that in the summer these three spaces connect effortlessly. The double aspect living room has an elegant natural gas flame fireplace. There is a newly built large larder cupboard in the kitchen which offers fantastic storage. There is also a formal dining room to the front of the house which would work equally well as a second, informal family room. The garden has southerly and westerly aspects and enjoys the sun from late morning until sunset. There is both a lawned area and a patio. There is also the added benefit of a newly built garden office / craft room. The whole house feels light and spacious, and the kitchen/breakfast room and dining room are filled with easterly light in the mornings. The house has been freshly decorated throughout, in stylish neutral tones and mostly Farrow & Ball paints. The whole house is absolutely immaculate in its presentation and finished to an extremely high standard. Camaro LVT flooring in Smoke Brushed Elm runs throughout the ground floor, providing wonderful continuity and enhancing the sense of space and elegance.

The upstairs of the house offers all the space, convenience and luxuries of a modern home. The master suite has built-in wardrobes and an ensuite shower room. The second bedroom also benefits from an ensuite while the remaining two bedrooms are served by the main bathroom. The majority of showers are Aqualisa and all the bathrooms are beautifully fitted and presented.

Further benefits include substantial storage space, including many built-in cupboards and a large loft with two separate access points. There is an additional useful boarded loft space above the garage. It should also be noted that the house is extremely accessible, with no steps to the front door, and wide doorways suitable for wheelchair users. The previous owners redesigned the landscaping at the front of the house to ensure that you can move from the driveway to the front door without going back out onto the road, a detail that will be enjoyed by everyone but particularly appreciated by families with young children.

The property is perfectly located, pedestrian access from the estate to the village takes only a few minutes, where you will find all the amenities that the bustling community of Henfield has to offer. Henfield is blessed with four pubs and numerous cafes, its own school and a thriving public library. There are exceptional opportunities for walking and cycling in the local area, on the Downs Link path either towards Shoreham and the coast, or inland to Guildford.

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