



**Macaе, Staples Barn Lane,  
Henfield, West Sussex, BN5 9PR  
£525,000 - £550,000 Freehold**

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ESTATE AGENTS

# A Well-Presented Detached Family Home Situated in a Popular Residential Location, with Good Sized Bedrooms and a Handy Office Space/Fourth Bedroom. The Property also Boasts from a Private Westerly Facing Garden.

## Situation

Staples Barn Lane is a popular residential area being within easy reach of local amenities and country walks. Henfield offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## Description

Located in the popular Staples Barn Lane, 'Macao' is a charming property that forms one of three homes built in the late 1980s—two semi-detached and this detached family home. The property has recently undergone significant renovations, including new windows throughout, a boiler upgrade, and updated electrical wiring, allowing one to move straight in!

The interior has a bright and airy feel, enhanced by a desirable westerly aspect. Upon entering, you will immediately notice the sense of space. The Kitchen/Breakfast Room, located on your right, overlooks the front of the property and offers both high & low counter storage, as well as worktops on three sides, providing plenty of space for preparing your favourite meals. At the end of the counter, there is a recess perfect for a four-seater breakfast table. The rear of the property features large glazed French doors that flood the room with natural light from the westerly aspect. You can also access the back part of the garage from here, which has been partly converted into a convenient office and gym space. With a few more modifications, this area could easily be transformed into a fourth bedroom if needed.

Stairs rise to the first floor where you'll find all three bedrooms, all of which are considered doubles and are equipped with built-in storage. The main bedroom boasts a full run of wardrobes in the alcove and features an en-suite shower room. Bedroom three is currently used as a second office space and doubles as a snug. Across the hall, the family bathroom is fitted with matching white sanitary ware and finished with a half-tiled white pattern.

Outside, the pretty walled westerly-facing rear garden has been re-laid with pea shingle and now features multiple raised beds—ideal for gardeners looking to enjoy the sunny aspect!

At the front of the property, a private parking space for one vehicle leads to a garage with an up-and-over door, which has been fitted with racking for additional storage.

In our opinion, early viewing is essential to fully appreciate everything this delightful detached home has to offer!

## Property Information

Council Tax Band E: £3,055.09 2026/2027

Utilities: Mains Gas & Electric. Mains water & sewerage

Parking: Private off-street parking

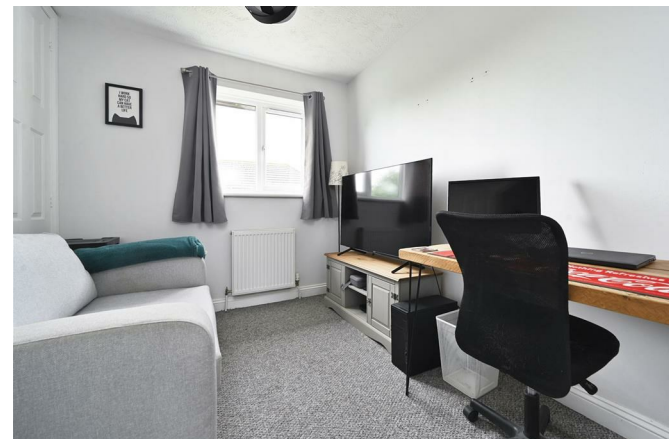
Broadband: Standard 16 Mbps, Superfast 61 Mbps, Ultrafast 1000 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

## Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

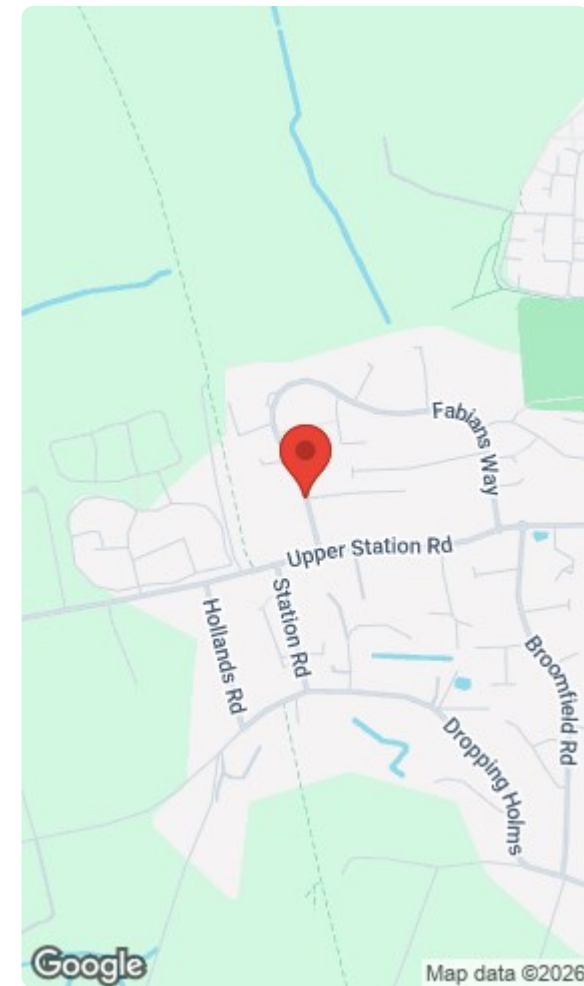
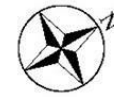
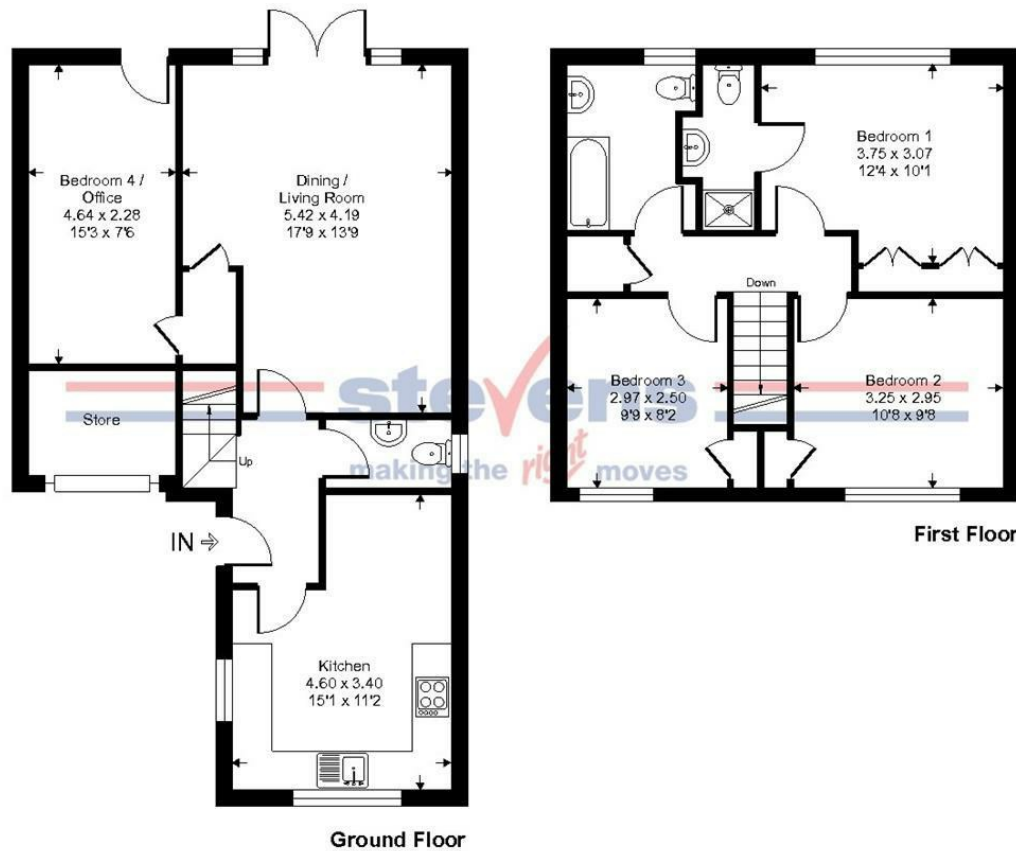
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





# Staples Barn Lane, BN5

Approximate Gross Internal Area = 106.2 sq m / 1143 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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