



**Red Oaks Lodge Cagefoot Lane
Henfield, West Sussex BN5 9HD
Offers In Excess Of £600,000 Freehold**

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ESTATE AGENTS

A Grade II Listed Three Bedroom Property Located in a Beautiful Setting in the Heart of Henfield Overlooking the Tanyard Pond, and Further Benefiting from a Private Parking Space & Enclosed Rear Garden.

Situation

Henfield village 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

The property comprises of entrance, straight into the light and bright living room, through to the separate dining room with feature fireplace and French doors opening onto the patio area. Fitted kitchen with Belfast sink and side access to the rear garden.

Stairs rise to the first floor with bedroom one benefiting from two double fitted wardrobes and dual aspect views, second bedroom with double and single wardrobe and third single bedroom with double fitted wardrobe. Separate shower room.

To the front of the property is a five bar gate to the private driveway and picket gate to the front path and front door surrounded by climber roses and mature shrubs. The rear garden has a small patio area which can be accessed from the dining room. Beautifully landscaped garden laid to lawn and path leading to a garden shed. Side access.

The property further benefits from gas central heating and is neutrally decorated.

Council Tax Band - F

Agents Note

Cagefoot Lane is a private road and subject to a maintenance charge.

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.

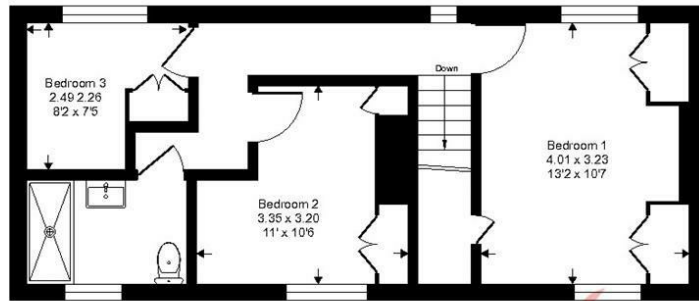




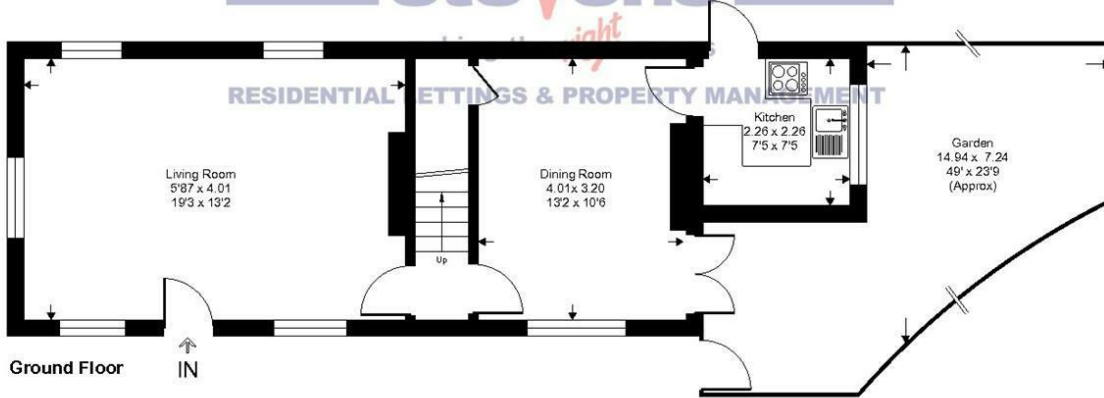


Red Oaks Lodge, BN5

Approximate Gross Internal Area = 87.4 sq m / 941 sq ft



First Floor



Ground Floor



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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Viewings by appointment only

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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		
England & Wales		EU Directive 2002/91/EC