

Colt House, Springlands Lane,
Henfield, West Sussex, BN5 9XA
Price £1,880,000 Freehold

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ESTATE AGENTS

Where contemporary tranquillity meets countryside. A beautifully presented Colt House, set in approximately Three Acres over two Titles. Where the flexible main home could be used as Four/Five bedrooms with three outbuildings, raised views over glorious countryside and a natural swimming pool.

Henfield

Henfield village which has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. The coast is about 8 miles distant.

Description

Where Contemporary Meets Countryside

'Colt House' is situated in a prominent elevated position along a sought-after private lane on the edge of Henfield Village. This property boasts panoramic southerly views that extend into the distance, flooding the nearly 2,700 sq. ft. home with light. The flexible layout allows for four or five bedrooms, with additional office space and multiple outbuildings are available.

Accessed via Sandy Lane, a prestigious private road featuring only 10 properties, the house is surrounded by mature gardens set on a plot of nearly 3 acres, divided over two titles. This stunning home was remodelled only a few years ago. A two-part driveway leads to the front entrance, separated by a set of electric gates. The upper driveway accommodates at least two vehicles, while the lower driveway comfortably fits an additional four, leading to a timber garage/workshop.

Inside, contemporary décor, a gallery landing, a vaulted glazed ceiling, and light wooden floors illuminate the entrance hallway and establish the tone for the rest of the property. Potentially five bedrooms are available in this spacious home. The first bedroom, measuring 12.8' x 10.5', is located downstairs and has recently been used as a second workspace. Directly adjacent is a luxurious shower room, finished in grey tiles, surrounding the oversize shower cubicle, making it a fantastic guest space. Even the area under the open-tread staircase has been cleverly utilised, providing additional seating in a stylish modern theme.

The living room features not one, but two sets of sliding doors, offering an initial glimpse of the expansive garden and creating a seamless flow onto the wrap-around decking. For cosier nights, blinds can be drawn, and the log-burning stove becomes the centrepiece of the room. The dedicated office also overlooks the rear garden, providing a perfect space for inspiration.

The open-plan kitchen and dining area is extensive, with a large centre island & breakfast bar that caters to casual dining. The kitchen is stylish and spacious, emphasising practicality, as everything is within reach. High end appliances are in abundance such as a 'Liebherr' Fridge Freezer & Dishwasher plus a 'Falcon' Range Style Cooker which flank both sides of the room, while ample counter space and an additional larder cupboard further enhance storage. The fully fitted utility room discreetly hides laundry, plus a 'Swiss cave' Wine fridge and serves as a boot room after countryside walks, thanks to side access. The dining space continues the theme, with a full set of bi-fold doors that flood the area with light and allow for breath-taking views on three sides.

Stairs lead to the first floor, where a viewing gallery landing connects all the bedrooms. The principal bedroom spans one entire side of the property and features a glazed balcony that offers elevated views of the countryside. What would be bedroom four is currently repurposed as a wardrobe/dressing area to the main, with access cleverly concealed behind a mirrored door furthermore a spacious en-suite shower room is also included. Bedrooms two and three are both spacious; one features a king-size bed, while the other holds a super-king size. Bedroom three enjoys bright and airy elements thanks to a vaulted ceiling and skylight, while bedroom two offers the same stunning view as the principal bedroom and includes built-in wardrobes. The family bathroom features a raised bathtub, dual sinks, and is finished in a soft pink and beige palette.

Outside, the expansive garden is beautifully landscaped. Steps and a gently sloping lawn lead you from the dining area to the heart of the garden. Alfresco dining can be enjoyed on the wrap-around decking next to the living room, which also features a wood-fired sunken hot tub. Mature trees line the garden borders, and a natural swimming pool at the bottom is complemented by a wooden boathouse, creating a delightful place to relax amidst nature. For walking enthusiasts, a five-bar gate at the bottom of the garden grants direct access to the Downs Link via the old railway line. Additionally, there is another area of garden across the track associated with the property. Furthermore a one-minute walk leads you to the second title which is also included in the sale.

The property also includes three outbuildings: a gym/studio, a garage/wood-working shop housing the water treatment facility, and an older barn that serves as great storage.

In our opinion, opportunities like this, featuring so many exceptional attributes, are rare. Early viewing is highly recommended through the vendors' agents at Stevens.

Property Information

Council Tax Band G: £4166.03 2026/2027
Utilities: Oil, Electric & private sewage.
Parking: Garage and multiple private parking spaces
Broadband: Standard 16 Mbps, Superfast 45 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.
















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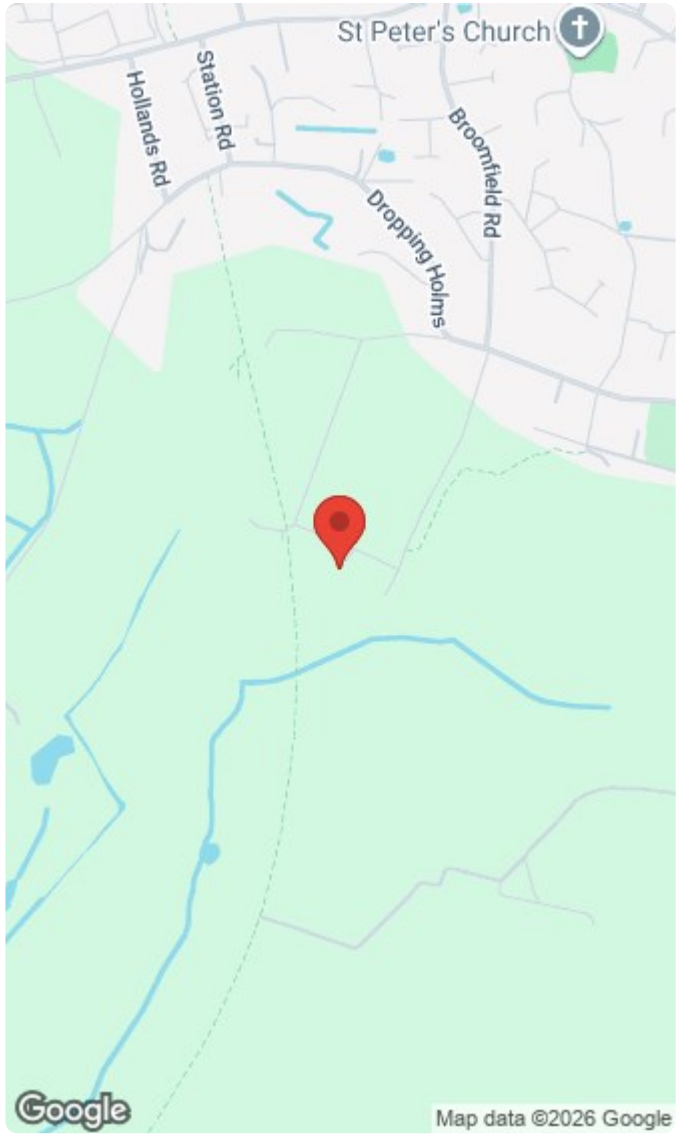


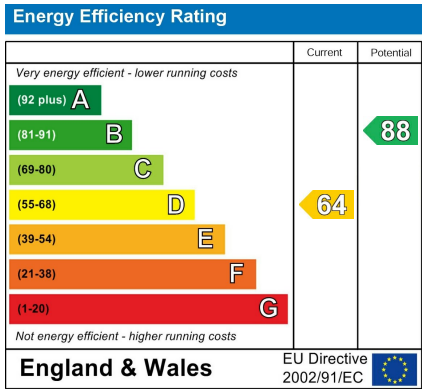


Springlands Lane



Approximate Gross Internal Area (Excluding Outbuildings) = 250.40 sq m / 2695.28 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.





Viewings by appointment only
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