



**MANSELL
McTAGGART**
— Trusted since 1947 —



Swallows, Wheatsheaf Road, Henfield, BN5 9AT

£1,295,000



Swallows Wheatsheaf Road

Henfield

This truly magnificent four bedroom detached family house with adaptable self contained annexe is situated on one third of an acre, has adaptability with a potential separate annex area in the original part of the house dating back to 1600's which is not listed.

Refurbished throughout by the current vendors to an exceptionally high standard, the property boasts three bathrooms, a modern fitted kitchen breakfast room, a large living room with feature brick built fire place, a separate dining room, and five bedrooms including the annex option. A stunning south facing sectioned rear garden with 36ft heated swimming pool and off road parking for 5 – 6 cars. The property has to be viewed to appreciate the true quality that is on offer.

The entrance leads into the modern fitted kitchen breakfast room with an impressive array of eye level and base storage units, quartz worksurfaces and splash backs, Bosch integrated appliances included fridge freezer, dishwasher, washing machine, twin oven, 5 ring induction hob, breakfast island bar, with underfloor heating. The living room has an impressive brick built feature fire place housing a wood burner, under floor heating, engineered oak flooring, and French doors opening onto the south facing rear garden. The separate dining area is accessed from the living room via a feature arched, entrance again with engineered oak flooring, French doors onto the rear garden.



Swallows Wheatsheaf Road

Henfield

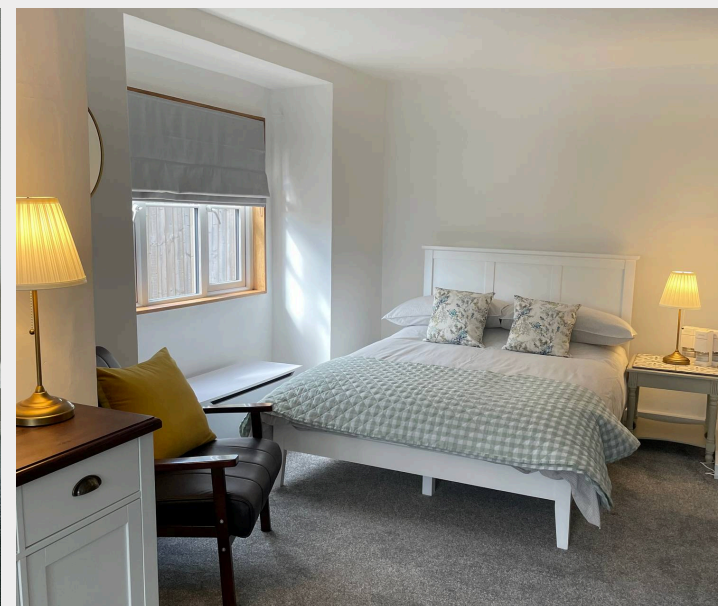
An inner hallway has a staircase rising to the first floor, a bedroom leading to a modern fitted shower room with shower cubicle, wash hand basin with vanity unit and WC.

The annex area has its own fitted kitchen with integrated fridge, induction hob and oven, space for a double bed, and living area with bay fronted window and its own separate entrance (the facility has also been a successful Airbnb for the current vendors).

On the first floor the landing has loft access as well as a large cupboard housing the mega flow water tank. Three bedrooms all with storage and two with eaves storage of which one is a vast area, a modern fitted ensuite bathroom with free standing bath and shower attachment, twin wash hand basins and vanity storage units, WC, a family bathroom suite with under floor heating, wash hand basin, paneled bath with shower attachment, WC.

Outside the sectioned south facing rear garden has a large patio seating area ideal for outdoor dining, various lawned areas surrounded by a beautiful selection of well maintained plants, trees and flowered borders. A large outbuilding with power and lighting is currently used as a games room, a walk through arbor seating area covered with vines and wisteria leading to a further gated area with three further sheds of which one has power. A raised gated pool area with a 36ft heated swimming pool, patio seating area, and further shed that is used for changing and housing the pool heating pump. The front of the house has off road parking comfortably for between five and six cars.

Council Tax band: F, EPC: D



Wheatsheaf Road



Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

**MANSELL
McTAGGART**
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.