



## Henley Down House and Colt Bungalow Plot, Henley Down, Catsfield

£1,400,000 Freehold

Elegant country home in 5 acres with plunge pool, annex potential, garage, and Colt bungalow with conversion. Near Battle with shops, schools, and direct trains to London.



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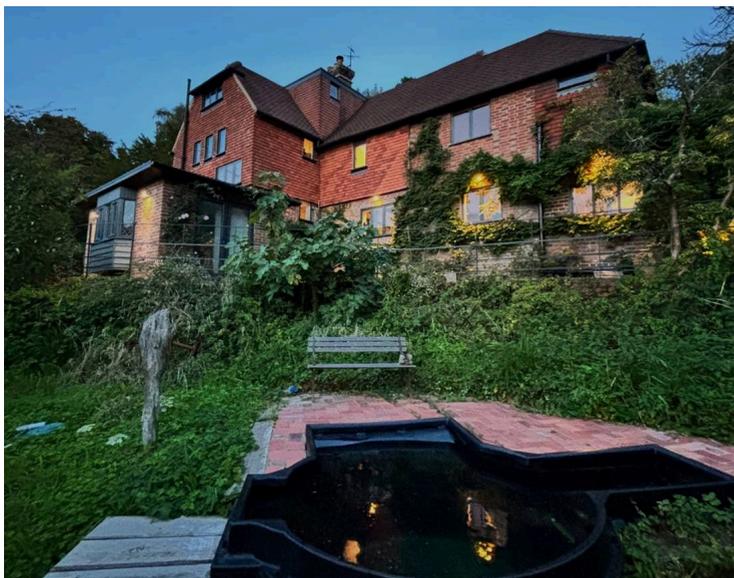
Set within approximately **5 acres of mature, landscaped grounds**, Henley Down House is an elegant and substantial country home offering a rare blend of period character, modern living and exceptional future potential. The **five-bedroom main residence** has been comprehensively renovated throughout in 2022, with major upgrades including a new roof, heating system, full rewiring and plumbing, high-spec insulation and contemporary **Crittall-style glazing**, all while retaining original features such as exposed beams and fireplaces.

The accommodation is generous and thoughtfully arranged, with a large entrance hall leading to a stunning **open-plan kitchen, dining and living space** featuring an inglenook fireplace and wide views across the gardens. Additional reception spaces provide flexibility for family life, home working or entertaining. A ground-floor double bedroom with en-suite and its own separation from the main living areas offers excellent **annex or multigenerational living potential**. Further bedrooms are arranged over two upper floors, including a spacious principal suite and several additional doubles.

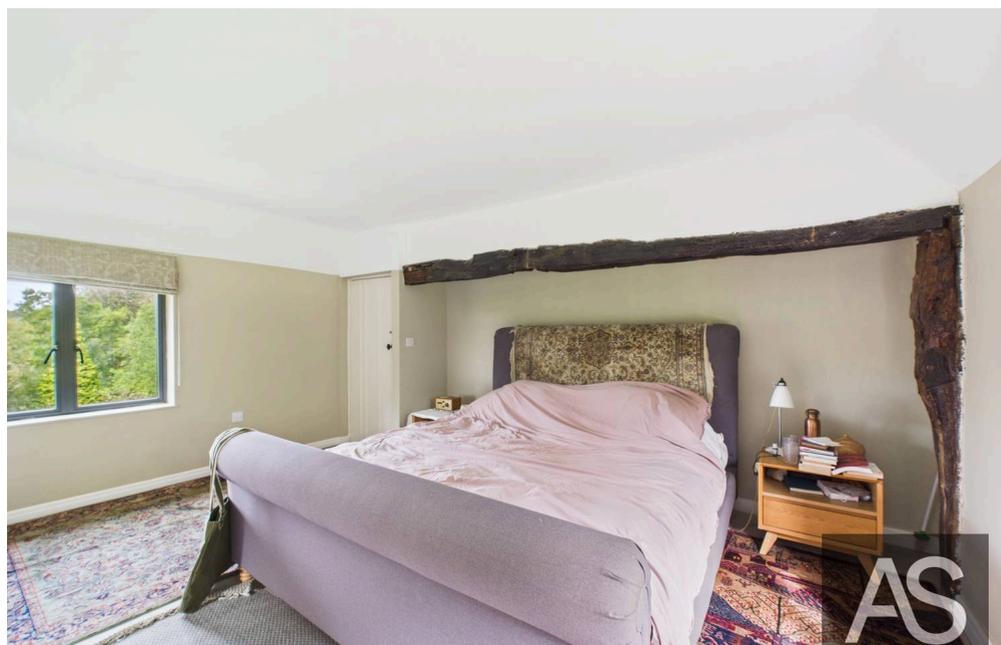
Outside, the grounds are a particular highlight, originally laid out as an **Edwardian arboretum** and now offering a beautiful mix of formal lawns, woodland, terraces and seasonal planting. A sandstone terrace wraps around the house, with paths leading to a **secluded plunge pool**, creating a peaceful outdoor setting ideal for both relaxation and entertaining. Parking is plentiful, with a gated gravel driveway, secondary parking area, and a range of outbuildings including a barn.

In addition, a **detached Colt bungalow and adjoining structure**, accessed directly from the main driveway, benefit from **planning permission to create a four-bedroom single-storey dwelling**. This presents an exciting opportunity for guest accommodation, multigenerational living, a holiday let or home office base. The Colt, garage and barn may also be sold separately with approximately **0.5 acre** of land.

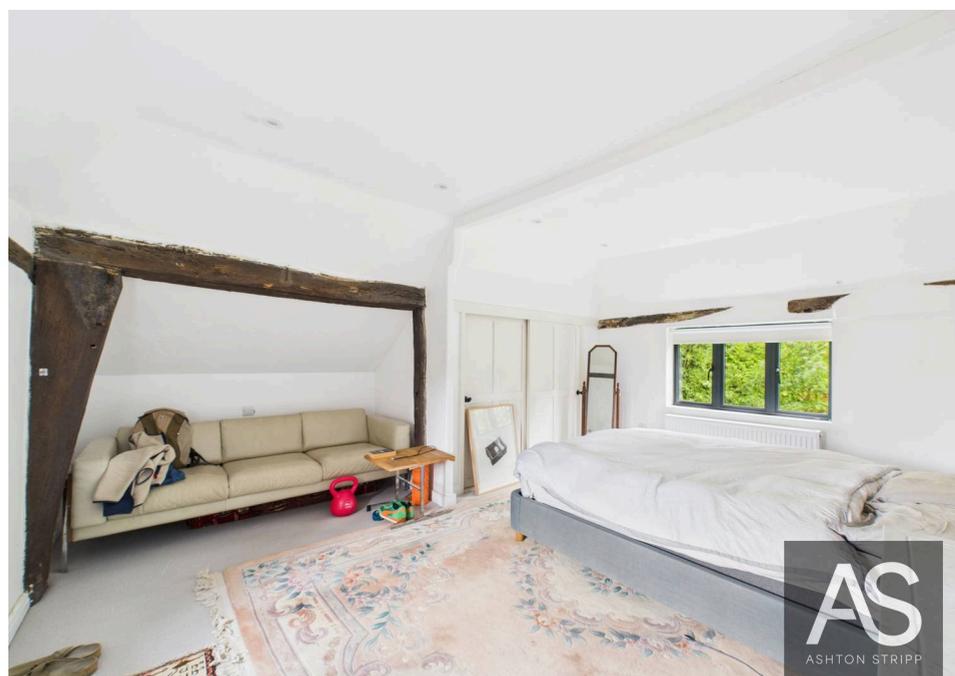
Despite its tranquil rural setting, the property is conveniently located just **10 minutes from the historic town of Battle**, offering shops, cafés, well-regarded schools and direct rail services to London Charing Cross. The south coast is also within easy reach, with **Bexhill-on-Sea approximately 12 minutes away**.



- Set within **5 acres**, comprehensively renovated in **2022** including new roof, heating, electrics, plumbing, high-spec insulation and **Crittall-style glazing**.
- Stunning **open-plan kitchen/dining/living space** with inglenook fireplace, copper-topped island, granite worktops and full-width glazing to the garden.
- Rich in character features including **exposed beams, herringbone parquet flooring and oak doors** throughout.
- **Six bedrooms over three floors**, including a principal suite with en-suite; flexible **ground-floor en-suite bedroom** ideal for guests or annex use.
- **Planning permission for a four-bedroom conversion**, with ample parking, two entrances, garden sheds, and excellent access to Battle, schools and direct trains to London.



Set in peaceful countryside just **10 minutes from Battle**, the property enjoys easy access to independent shops, cafés and **direct rail services to London Charing Cross**. Well-regarded local and independent schools are nearby, with the village of Catsfield close at hand, while the coast at **Bexhill-on-Sea is just 12 minutes away**.

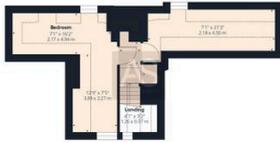




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>(1)</sup>

2887 ft<sup>2</sup>  
268.4 m<sup>2</sup>

Reduced headroom

169 ft<sup>2</sup>  
15.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 R/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

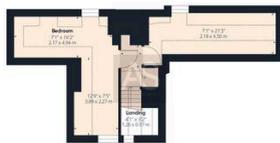
GIRAFFE 360



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



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GIRAFFE 360