



Rehovot
Henfield Road | Small Dole | Henfield | West Sussex | BN5 9XJ

REHOVOT



CHARMING DETACHED FIVE BEDROOM TUDOR-STYLE COUNTRY HOME SET AT THE FOOTHILLS OF THE SOUTH DOWNS NATIONAL PARK IN SMALL DOLE, WITH 2.8 ACRES OF LAND AND VIEWS TOWARDS STEYNING AND CHANCTONBURY RING.

Set within a unique plot of approximately 2.8 acres, with 2,690 sq ft of internal living space, this detached family home is truly one of a kind. Enjoying a rural setting with elevated views across the countryside towards The South Downs, Steyning, and Chanctonbury Ring, this mid-century property reflects the quintessential English country style with its decorative beams and timeless character.

Through a charming stable door, the calming neutral tones of the hallway welcome you inside. The expansive living room (7.60m x 7.60m / 24'11" x 24'11") boasts dark wooden beams and a striking inglenook fireplace with a copper surround and cast iron wood burner. Patio doors open directly to the garden, ensuring the surrounding countryside feels ever-present within the home. To one side, a cosy reading nook provides the perfect retreat, though the captivating views of the South Downs may prove a distraction.

The spacious kitchen flows seamlessly into the dining area. Designed by a professional caterer, it is a true culinary haven, with a substantial seven-ring range cooker, integrated appliances and a stylish yet practical finish. Patio doors from the dining space connect to the stone paved terrace which in turn connects to the living room, creating an ideal setting for entertaining family and friends on long summer evenings.

The ground floor is rounded off with a well-planned utility room, accessible both from the hallway and from outside, perfect for muddy boots and dogs. Beyond this lies a dedicated office, tucked away from the bustle of family life, which could also serve as a guest bedroom on the ground floor. This versatile space benefits from the use of a bright, ground floor bathroom with a walk-in shower. A cloakroom and understairs complete the layout.

Upstairs, four generously sized double bedrooms and three bathrooms are found. Each bedroom benefits from built-in storage, with ample room for additional furniture if desired. The primary suite is a luxurious retreat, featuring exposed beams, high ceilings and breathtaking views from every window. A stylish ensuite with a jacuzzi bath and separate shower completes this sanctuary. Of the remaining bathrooms, one offers a walk-in shower while the other provides a roll-top bath, ensuring convenience for the whole family.

Outside, patio doors from both the living room and kitchen/diner open to a sunny terrace, perfect for al fresco dining beside the sound of a landscaped pond. Beyond the lawn, a paddock extends with treeline borders offering privacy and shelter. The property is fully enclosed with secure fencing, providing a safe environment for both children and pets. At the front, a private driveway offers both privacy from the road and generous parking for multiple vehicles, complemented by a detached quadruple garage providing further storage and sheltered parking. The current owners have converted half of the capacious garage to a gym. Previously there have been stables, and there is also a disused outbuilding. Future owners may choose to reinstate or reinvent this lovely piece of land in the countryside.



































The property sits in the village of Small Dole, east of Steyning. There is excellent access to the A283 and A27, as well as the A23 for travel to London.

Small Dole falls within the catchment for Steyning C of E, Upper Beeding Primary and St Peter's C of E in Henfield, all highly regarded schools. Secondary options include Steyning Grammar, with independents such as Hurstpierpoint College, Lancing College, Burgess Hill Girls, St Paul's Catholic College and Warden Park Secondary Academy in Cuckfield.

The village itself offers a welcoming pub, a shop/post office and a village hall, forming the heart of the community. Small Dole also has a thriving business presence with local employment at Mackley's Industrial Estate, Golding Barn and farm-based enterprises at Sreatham Lane, alongside many small home-based businesses and market gardens.

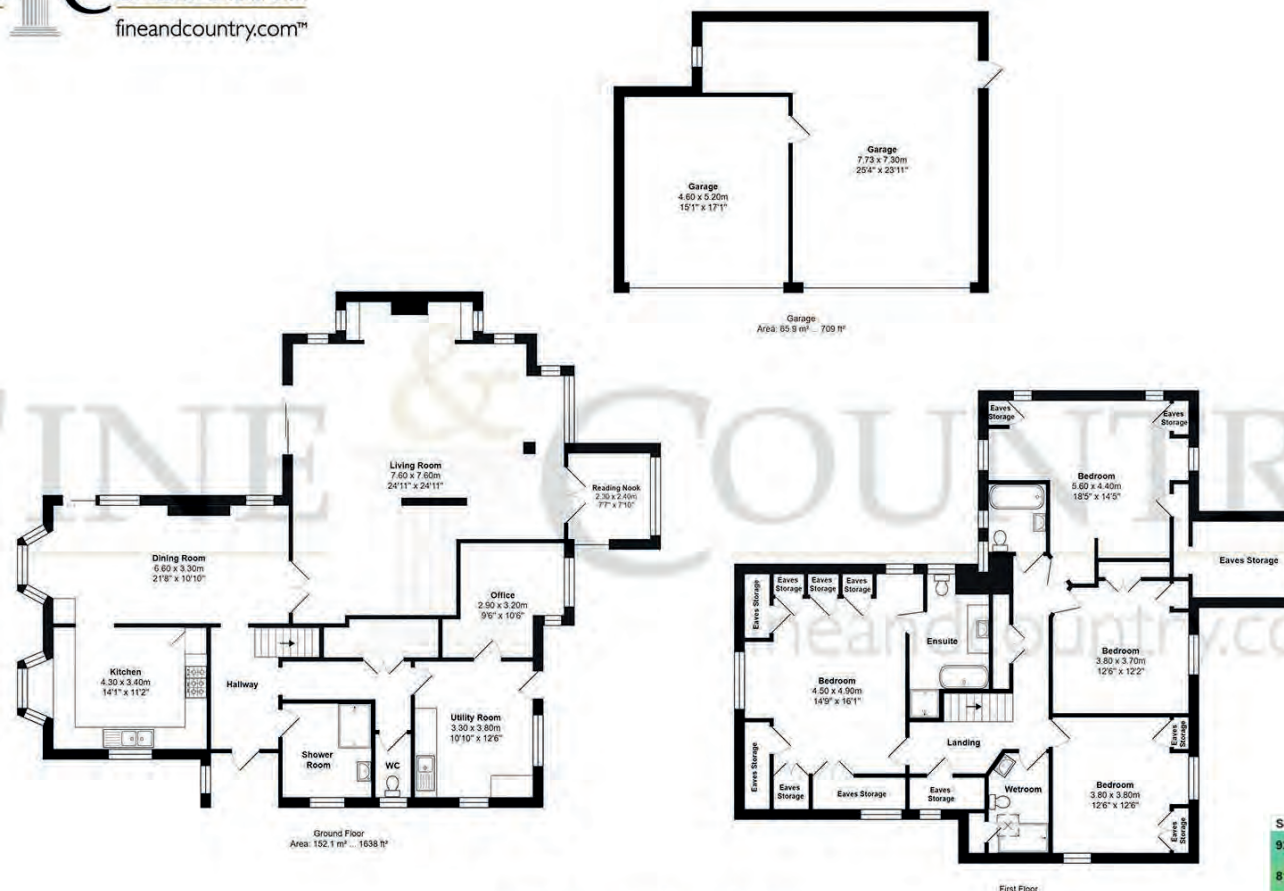
For wider amenities, the nearby towns of Henfield, Steyning, and Worthing, as well as the city of Brighton, provide a wealth of shopping, dining, and leisure opportunities beyond the charm of village life.

EPC rating - D
Council Tax - G

Broadband & Mobile Phone Coverage – Ultra Fast Broadband. Prospective buyers should check the Ofcom Checker website

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

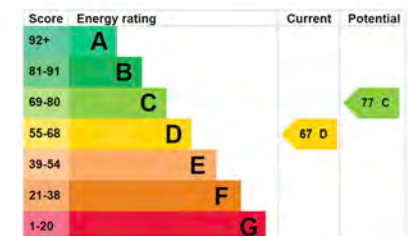
This information has been provided by the seller. Please obtain verification via your legal representative.



Total Area: 316.0 m² ... 3401 ft² (Including Garage)
Total Floor Area: 250.0 m² ... 2690 ft² (Excluding Garage)

All measurements are approximate and for display purposes only.

Council Tax Band: G
Tenure: Freehold





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