



Osborn
Frankling

New Hall Lane, Small Dole, West Sussex BN5 9YJ

Offers in Excess of: £1,000,000 (Freehold)

Three/ Four Bedroom Semi-detached Eco-House

Electric Heat Pump Central Heating | Solar Pannels & Smart Features

Kitchen/Dining Room | Utility & Shower Room | Lounge Room, with Feature Fireplace

Completely Renovated in 2019 | Ample Parking | South Facing Gardens and Grazing Land of 1.5 Acres

Total Floor Area: 145.2 sq m/1563 sq ft

Osborn Frankling are delighted to offer for sale this four-bedroom semi-detached 1930's Eco-house with 1.5 acres of land located in a stunning position with unspoilt views across the South Downs and National Park. The property recently (2019) underwent extensive renovations, renewing all electrics, plumbing and heating systems, roof, windows, doors and kitchen and bath/ shower rooms. The property comprises: Entrance porch, Kitchen/dining room with open fire, lounge, with log burner and patio doors leading to conservatory, separate utility room and shower room and Study/ bedroom 4. Two/three first floor bedrooms and family bathroom and further bedroom to the second floor with, en-suite bathroom. Outside there is extensive mature gardens, with an orchard and paddock for grazing.

Small Dole is a small quiet village in West Sussex, lying two miles (3.2 km) south of Henfield. The centre of the village houses a pub, small convenience store and post office and a small industrial estate, plus a football ground and skate park. **Henfield** has a thriving high street, offering a comprehensive range of shopping facilities. Henfield also offers a wide range of amenities including health and sports centres, library, and leisure centre. To the East of Henfield lies the common and there are many varied countryside walks conveniently accessible including the Downs Link, a former railway line with its 36-mile footpath and bridleway. Nearby there is **Upper Beeding village** and the beautiful market town **Steyning** with a arrange amenities and the local primary and secondary schools. **Hassocks** is approximately 8 miles to the East which has a mainline railway station with services to London and Gatwick. Brighton is approximately 10 miles to the South-East and Horsham is approximately 12miles to the North. Both offer an excellent range of shops, trades, services, and entertainment facilities. Henfield is situated between the A24 (approximately 5 miles to the North-West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including to the M23/25 and national motorway network.





Accommodation Comprises: Composite front door leading to: Oak flooring throughout the ground floor.

Porch: Radiator. Double-glazed window. Door to:

Open Plan Kitchen & Dining Room: Double-glazed window to front and rear aspect. Radiator. Feature open fire with oak surround. **Kitchen:** Comprising a range of wall and base units, with granite and solid oak worktops. Electric oven and induction hob, with extractor fan over. Ceramic sink, with mixer taps. Space for double fridge/freezer. Integrated dishwasher. Patio doors to conservatory.

Living Room: Radiator. Feature fireplace with log burning stove. Understairs cupboard. Patio door leading to conservatory. Patio doors to:

Conservatory: Double-glazed windows and bi-fold doors to rear garden. Radiator.

Inner Lobby: Bespoke fitted cupboards. Doors to:

Utility Room: Comprising a range of wall and base units, with laminate worktops. Solar Edge, solar panel smart inverter. Space for washing machine. Two double-glazed windows.

Cloakroom/Shower Room: Wash hand basin set in a vanity unit. Push button W.C. Shower enclosure. Door to utility room:

Study/ Bedroom 4: Double-glazed window and patio door to rear garden.

Hallway - Stairs to First Floor Landing: Double-glazed window, with far reaching views.

Bedroom 1: Radiator. Two Double-glazed windows both with views. Bespoke built-in Wardrobe cupboard. Doors leading out to **Balcony**, with stunning far-reaching views over the land. Steps down to garden.

Bedroom 2: (Can be divided by a sliding door to create another bedroom). Radiator. Double-glazed window, with views. Eaves storage space.

Bedroom 3: Dual aspect with two double-glazed windows, with far reaching views. Restricted head height.

En-suite Bath/Dressing Room: Marble top wash hand basin set in a vanity unit. Concealed cistern W.C. Roll top bath. Double-glazed windows with views. Tiled walls. Radiator. Built-in cupboard. Eaves storage space.

Family Bathroom: Wash hand basin set in a vanity unit, with marble top. Push button W.C. Double-Shower enclosure with spa jets. Spa bath with Stunning views through double-glazed window.

Outside:

Five Bar Gate leading to Driveway: Parking for multiple vehicles.

Front Garden: Laid to lawn, with mature plantings, and path to front door. Double-gates leading to rear garden and land.

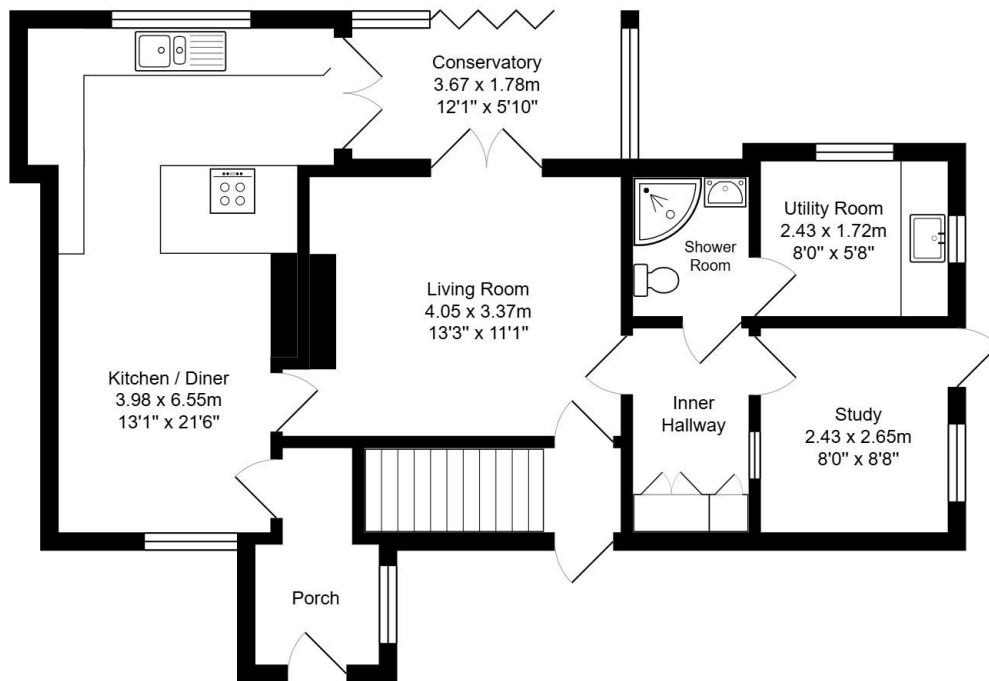
Plot is approximately 1.5 acres: with mature plantings, fruit trees. Hardstanding (for garage/outbuilding). Fenced area, with ground mounted solar panels. Solid wooden platform housing Lotus Bell Tent (under separate negotiations). Grazing Paddock: overlooking agricultural land. Spectacular far-reaching views to the South Downs National Park including Chanctonbury and Cissbury Ring.

Agents Notes/ Smart/ Eco Features:

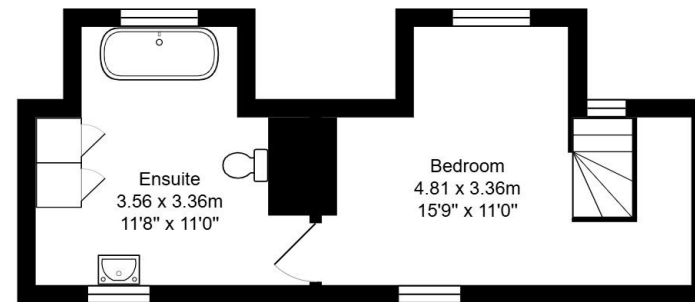
EPC Rating: B - Tax Band: F

- Ground mounted solar panels, with smart inverter to monitor real time energy production with a Feed-In Tariff for 16/17 years guaranteeing an income (subject to power)
- The property is heated, by an above ground heat pump, which is connected via google nest digital thermostat running on two zones.
- Philips Hue smart lighting throughout.
- All plug sockets are fitted with USB and USBC
- All smoke/carbon dioxide alarms and doorbell are linked to Google Nest

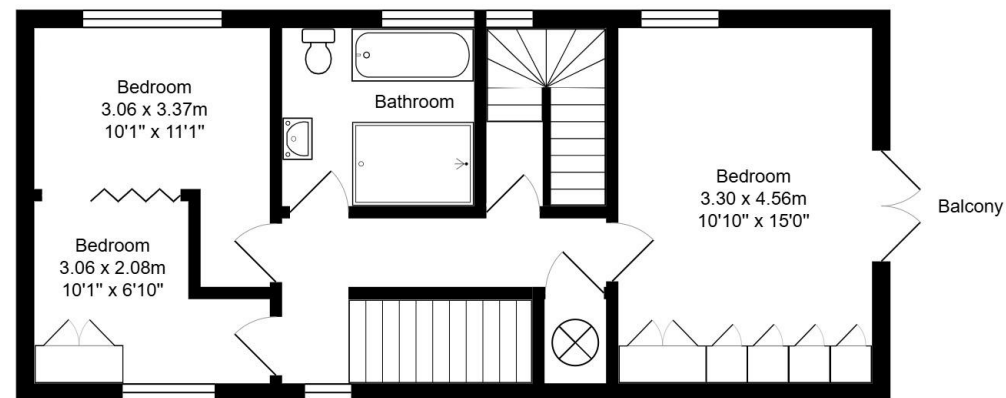




Ground Floor
Area: 71.5 m² ... 770 ft²



Eaves
Second Floor
Area: 23.4 m² ... 251 ft²



First Floor
Area: 50.3 m² ... 542 ft²

New Hall Lane, Small Dole, BN5 9YJ

Total Area: 145.2 m² ... 1563 ft²

All measurements are approximate and for display purposes only.

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Viewing: Strictly Through Osborn Frankling

Please call/ Email: 01903 814888/ info@sellinghomes.co.uk - for further information or to arrange a viewing.

N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.



