



**hamlyn
smith.**

New Hall Lane, Henfield, BN5 9YJ

£700,000 - £750,000

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 5 Bedrooms

 3 Receptions

 3 Bathrooms

£700,000 - £750,000

Incredible opportunity to buy this detached five-bedroom, three-bathroom house with extensive gardens, located on a quiet lane in Small Dole. An annexe with its own entrance contains one of the bedrooms and a bathroom. Garage and private driveway with gates.

- Substantial five-bedroom house
- Potential to extend or re-develop (STNC)
- Seperate Annex
- Large Plot
- Driveway & Garage
- Located on a private lane.





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This substantial five-bedroom house in Small Dole is arranged over two floors and offers flexible accommodation with two of the bedrooms being on the ground floor, two on the first floor and one in a separate annexe. At the rear of the house, the living room, dining room and kitchen are all large rooms with garden views. The property would benefit from some updating.

The main living room is a fantastic size and has double doors to the garden. It is positioned between the dining room and a sunroom, which could be used as a second living room for the annexe. The dining room is another generous space with both double doors and windows onto the garden and from here you continue through to the large kitchen which also has direct access to the garden. The garden is divided into several distinct areas, with beds for growing vegetables, greenhouses, fruit trees, and other spaces simply for relaxation, with a lawn and patio. There is a wide variety of mature plants and trees.

Back inside the house, on the ground floor are two good-sized double bedrooms and a large family bathroom. Upstairs there are two further bedrooms and another bathroom.

The annexe has its own entrance and hallway with internal access to the garage, a bedroom, a bathroom, and a door to the sunroom, which in turn leads to the main house. At the front of the house, there is a driveway with parking for several cars and a garage.

In the village of Small Dole, you will find a post office and a general store. The Fox pub, which offers pub grub and a takeaway menu, is a ten-minute walk from the house. There are countryside walks on the South Downs close by and the Woods Mill nature reserve is moments away. The renowned Ginger Fox restaurant is a few minutes drive away, as are Singing Hills Golf Club, The Dyke Golf Club and Wickwoods Country Club. The larger village of Henfield which has numerous pubs and cafes and further amenities is five minutes by car, while Brighton and Gatwick are within easy reach by road and Hassocks train station is a 15-minute drive away where regular Southern and Thameslink services run to London Victoria, London Bridge, Bedford, Brighton, Littlehampton and Worthing.



TOTAL FLOOR AREA: 2265 sq ft (210.4 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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