



hamlyn  
smith.

Silver Birches, Henfield, BN5 9YT

OIEO £1,195,000



# hamlyn smith.

 5 Bedrooms

 3 Receptions

 3 Bathrooms

Nestled within the prestigious development of detached homes, lies this luxurious and impeccably maintained five-bedroom residence. Boasting an expansive layout, complemented by a double garage and ample off-street driveway parking, this property is a testament to semi rural living.

- Substantial family home
- South facing garden
- Swim spa and sauna
- Double garage and large driveway
- Set within mature woodland









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Upon entering through the solid oak double doors, guests are greeted by a spacious entrance hall with a striking return stairway leading to the upper level. A magnificent 3.5-meter south-facing floor-to-ceiling window bathes both levels in natural light, lending an air of spaciousness and warmth.

The dining room, strategically situated opposite the entrance, features newly installed double doors that seamlessly connect to the rear garden. The modern kitchen, complete with bespoke solid oak cabinetry, flows effortlessly into a charming breakfast area and further extends into a bright conservatory.

Adjacent to the kitchen lies the utility room, equipped with integrated appliances and a cloak room housing the boiler, featuring a 400-liter commercial-grade unvented water cylinder coupled with a 66kW Vaillant commercial boiler and solar panel heating system, ensuring efficient and economical heating throughout the expansive property.

Continuing through the home, a double garage provides convenient access from within. Across the house, a spacious reception room showcases a cosy wood-burning stove set within an elegant stone fireplace, offering tranquil garden vistas through double doors. Adjacent to this lies a generously sized home gym, originally purposed as a home office.

Ascending to the first floor via the central landing area, five generously proportioned bedrooms await. Two main bedrooms, each featuring ensuite bathrooms, flank the house's ends, accompanied by an additional family bathroom, ensuring ample accommodation for residents and guests alike.

Outside, the garden presents a modern design with a newly laid lawn, enclosed by a yew tree hedge and framed by ancient oaks from the protected woodland behind the development. A recently installed sandstone patio area offers an ideal setting for outdoor entertaining, complemented by a heated swim spa and a large summer house featuring an Alpine-style cedar sauna, providing the perfect retreat for relaxation and rejuvenation.

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.

## 3, Silver Birches, Henfield

Approximate Gross Internal Area = 336.5 sq m / 3622 sq ft

Outbuilding = 10.7 sq m / 115 sq ft

Total = 347.2 sq m / 3737 sq ft



Ground Floor

First Floor

Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1047762)

