



hamlyn
smith.


Silver Birches, Henfield, BN5 9YT

£1,250,000

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 5 Bedrooms

 3 Receptions

 3 Bathrooms

An exceptional five-bedroom detached home in the prestigious Silver Birches development, in the village of Small Dole, Sussex. Elegantly presented, the property has a blend of neutral backdrops, contemporary accent walls, and premium finishes throughout. The remarkable garden backs onto woodland, and the property benefits from a double garage and driveway parking.

- Substantial detached family home
- Five bedrooms and three bathrooms
- Set within an exclusive development
- Surrounded by mature woodland
- Large drive and double garage
- Renovated to a high standard throughout
- EPC rating - C
- Council tax band - G





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Silver Birches is a leafy close of just eleven houses, built in the 1990s to unique designs. This home makes an immediate impression with its handsome red-brick facade, positioned on a generous plot with a woodland backdrop.

The front door opens into a spacious entrance hall, from where the main reception areas are accessed. The stunning dual-aspect living room at the front of the house has a media wall and an electric fireplace, and is filled with natural light. This is a thoroughly contemporary space, suitable for relaxed entertaining with family and friends. A second reception room, equally generous in size, leads into a conservatory that overlooks the garden. With two well-proportioned reception spaces, the ground floor layout allows for flexibility, whether for relaxed family living, formal entertaining, or a dedicated dining room.

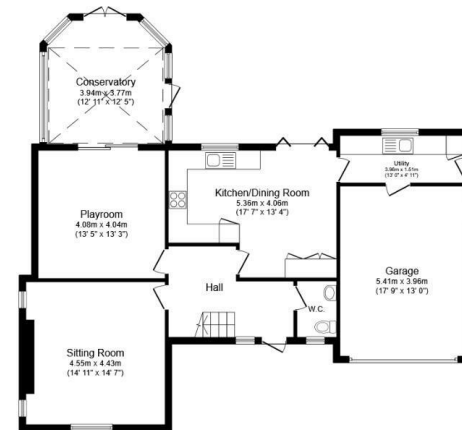
The gorgeous kitchen/dining room is designed with clean lines and a minimalist aesthetic. Powder blue cabinetry is complemented by a handsome dark blue accent wall in the dining area, while quartz countertops and integrated appliances complete the look. Bifold doors open fully to the garden, and there is ample space for a large dining table. The adjacent utility room provides space for the washing machine and tumble dryer and useful storage to keep clutter out of the kitchen and from the utility room there is also access to the double garage.

The garden extends over 70 feet in length and is more than 100 feet wide, with a large lawn and a backdrop of mature oak trees and Sussex woodland. Woods Mill Nature Reserve lies just beyond, attracting a variety of local wildlife. A generous patio area provides an ideal setting for outdoor dining and relaxation during the summer months.

Upstairs, there are five well-proportioned double bedrooms and three bathrooms. The principal bedroom suite has the luxury of a dressing area with built-in wardrobes and an exquisite en-suite shower room with brass fittings. A second generous double is also en-suite, with another stunning shower room, this time featuring black fittings. There are three more spacious double bedrooms, all beautifully decorated, each with its own feature wall colour, or wallpaper.

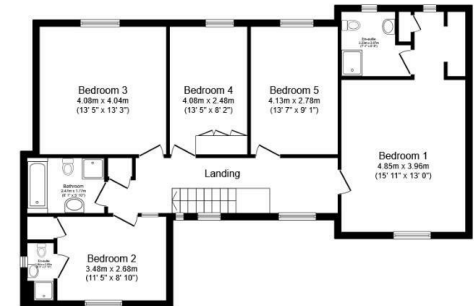
Planning permission has been approved for further extensions (Ref: DC/24/0407, August 2024), including a two-storey front porch, a single-storey rear and side extension, and enhanced driveway hardstanding.

The location offers easy access to the South Downs, with excellent walking routes from the doorstep. Woods Mill Nature Reserve, managed by the Sussex Wildlife Trust, is moments away. In the village of Small Dole you will find The Fox pub, a post office, and a general store, while the highly regarded Ginger Fox restaurant is a short drive away. The larger village of Henfield, with its selection of pubs, cafés, and further amenities, is within five minutes by car. Nearby leisure options include Singing Hills Golf Club, The Dyke Golf Club, and Wickwoods Country Club. Brighton and Gatwick are easily accessible by road, while Hassocks train station, a 15-minute drive away, provides regular services to London Victoria, London Bridge, Bedford, Brighton, Littlehampton, and Worthing. The A23 and A27 are also within easy reach, ensuring excellent transport links.



Ground Floor

Floor area 112.9 m² (1,215 sq.ft.)



First Floor

Floor area 98.0 m² (1,055 sq.ft.)

TOTAL: 210.9 m² (2,270 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

