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Silver Birches, Henfield, BN5 9YT

Guide price
£1,200,000 - £1,250,000

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5 Bedrooms



3 Receptions



3 Bathrooms

****Guide price £1,200,000 - £1,250,000**** 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.

This substantial detached family home has been extensively upgraded to create a spacious, stylish and move-in ready property, offering high-spec interiors, luxurious bathrooms and thoughtfully designed living spaces throughout.

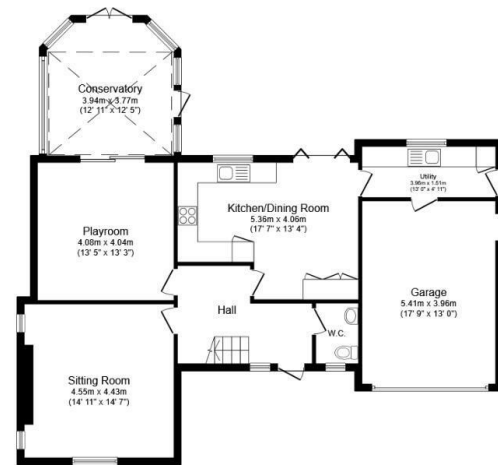
Highlights include:

- An additional ensuite and walk-in wardrobe added to one of the bedrooms
- The main bathroom and master ensuite both fully redesigned, each with larger windows to maximise natural light, floor-to-ceiling Italian tiles and premium fittings
- Herringbone LVT flooring, plush carpets, new internal doors and radiators throughout
- High-spec double-glazed windows and doors, complemented by bespoke wooden shutters
- Contemporary lighting with dimmable recessed spotlights and smart-controlled external illumination
- New electric garage door and generous driveway parking
- Excellent specification kitchen with integrated appliances and Quooker instant boiling water tap

Planning permission has also been approved (Ref: DC/24/0407, Aug 2024) for a two-storey front porch, single-storey rear and side extension, and enhanced driveway hardstanding. This provides scope for future expansion while allowing buyers to enjoy a beautifully finished home from day one.

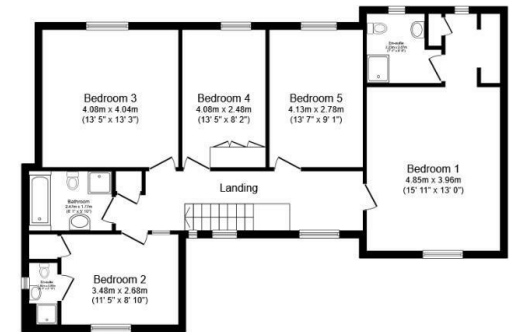
This home stands apart for the quality and breadth of its upgrades. For buyers, it offers not only a luxurious, move-in ready lifestyle but also the reassurance that the costly work has already been completed, with future potential already secured.

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

