

Horton Hall Henfield Road

Small Dole, BN5 9XJ

Guide price £2,600,000

Horton Hall is a period home of immense character dating from c.1812 of neo-classical design with attributes which are typical of the period, namely elegant sash windows, rendered elevations including a striking double frontage facing to the south.

Internally, the present owners have carried out a partial refurbishment and re-decoration programme retaining many of the property's original features. These include; a magnificent turning staircase rising to a 'horseshoe' landing, beautiful period fireplaces, folding window shutters and stone and oak flooring underfoot. Other notable features are the high ceilings with complementing tall sash windows. Whilst the property is extremely well equipped for modern family living, the undeniable charm and character of the Georgian era remains very present. The main front door, thought to be original, opens to a porch and then into the wonderfully welcoming entrance hall, which is vaulted with a splendid double height arched window. The drawing room and dining room, both dual aspect, sit either side of the hallway and feature beautiful fireplaces, the drawing room having an ornate carved timber surround with a wood burning stove (fitted in 2022). Beyond the drawing room is a study or playroom with fitted book shelving.

The most spacious kitchen breakfast room and family room provides a central hub for family gathering and is fitted with an excellent range of bespoke cupboards and drawers with complementing wood block work surfaces, a two oven Aga, several appliances and a fine marble top island unit.

At the rear of the house is a split level hallway with access to a WC and utility room, providing spaces for the usual appliances. There is a staircase descending to the lower ground floor which has a flagstone floor and leads to the fabulous leisure suite, which comprises a heated indoor swimming pool, a changing room with shower and separate WC, and HELO sauna. There is also the boiler room and plantroom offering extra useful cellarage.

The first floor accommodation includes six bedrooms, which have all been recently decorated in sympathy with the period of the house. The dual aspect principal bedroom suite is remarkable, with its breathtaking southerly views and range of bespoke wardrobes with silk and walnut detailing. There is a walk-in dressing room and a large recently refitted En-Suite bathroom, with roll-top bath, large walk-in rain shower, twin wash basins and a separate WC. There is a guest bedroom also with En-Suite facilities and the remaining bedrooms are served by 2 family bathrooms.

Gardens & Grounds

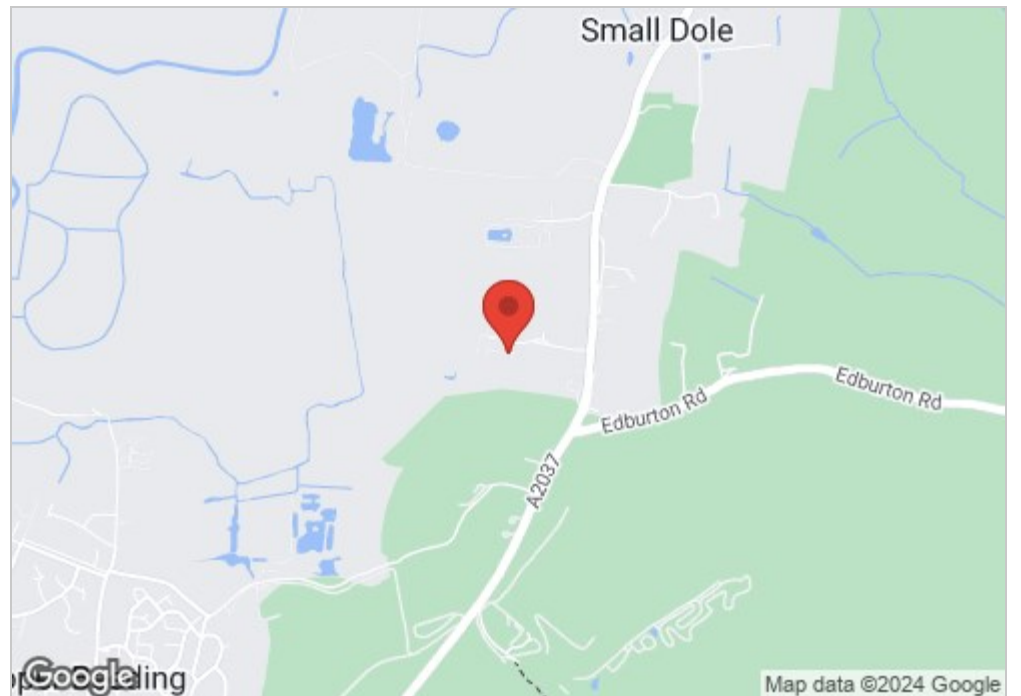
The property is approached via a private lane leading to a gated driveway providing plenty of parking and turning space, a central fountain, and a substantial timber garage and workshop. This area is positioned to the north of the house. To the east of the house is a part walled garden with charming pond and in the corner is a glass house with adjoining studio with power and water laid on. Worthy of special mention is the recently installed south facing York stone terrace which is well positioned to take full advantage of the delights of the southerly views of the South Downs National Park. There are sweeping lawns to the south and to the far south eastern corner is a pretty wildlife meadow enclosed by wrought iron fence work. At the lower end of the lawn there is a 'Little House' styled as a miniature of the main residence. In all there is 3.6 acres of gardens and grounds.

Location:

Horton Hall is situated on the southern most tip of Small Dole a small village with local facilities including a village stores and public house. To the north is the larger village of Henfield offering a wider range of facilities including 2 supermarkets and an excellent range of independent retail outlets. The market town of Steyning sits approximately 3 miles to the south and the city of Brighton & Hove can be easily reached by car well within 20 minutes. Schooling is readily available in the surrounding area including, Lancing College, Brighton College, Burgess Hill Girls, Windlesham House, Hurstpierpoint College and state schools including Steyning Grammar, Upper Beeding school and St Peter's at Henfield. Gatwick Airport is about 30 minutes in the car accessed via the A/M23. Railway links to London can be found at Shoreham and Hassocks. Golf is available at Singing Hills, The Dyke and Mannings Heath. Riding is plentiful within the South Downs National Park.

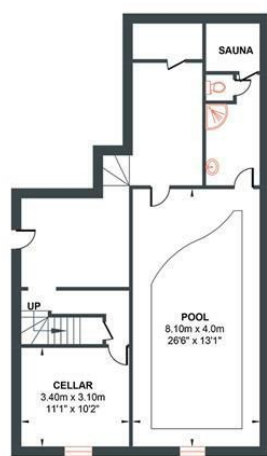
- Impressive Georgian Country House With Approx 3.6 Acres
- Impressive Kitchen Breakfast & Family Room
- Semi Rural Location At The Base Of The South Downs
- 6 Bedrooms
- 5 Bathrooms
- Beautiful South Facing Aspect With 180 Degree Views Of The Downs
- Luxurious Master Suite With Dressing Room And Bathroom
- Indoor Heated Swimming Pool And Sauna
- Planning Permission For Extension HDC For No: DC/21/2217
- Double Garage / Workshop

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

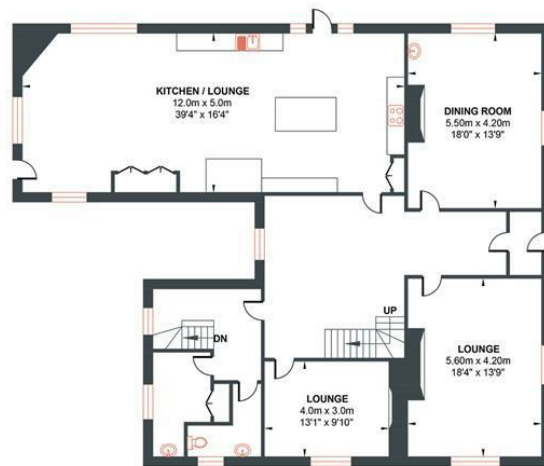


HENFIELD ROAD

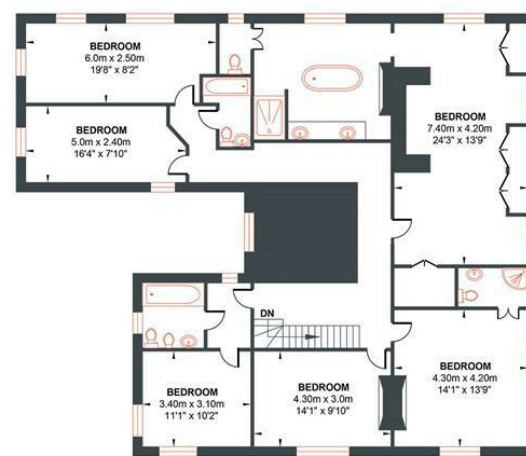
Approximate Gross Internal Area = 422.17 sq m / 4544.20 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



LOWER GROUND FLOOR
Approximate Floor Area
880.48 sq ft
(81.80 sq m)



GROUND FLOOR
Approximate Floor Area
1853.22 sq ft
(172.17 sq m)



FIRST FLOOR
Approximate Floor Area
1810.49 sq ft
(168.20 sq m)

