



**Timbers, Tottington Drive
Small Dole, West Sussex, BN5 9XY
Guide Price £795,000 Freehold**

stevens
making the *right* moves
ESTATE AGENTS

An Older Style Detached Character Property with Versatile Accommodation and in Immaculate Condition. The Property Further Benefits from a Private Driveway, Large Rear Garden & Separate Barn.

Situation

The property is situated in a popular residential location within the hamlet of Small Dole which has a general store/post office, public house and village hall. More amenities are available in Henfield village situated approx. two miles north and Steyning approx. three miles south. Mainline stations are available at Shoreham-by-Sea, Hassocks, Haywards heath and Brighton. Crawley, Gatwick Airport and London are accessible via the A23/M23. The property is close to country walks that can take you to the Tottington Woods, Downs Link, Truleigh Hill and Fulking.

Description

The accommodation comprises entrance, entrance porch, large entrance hall leading to the light and bright kitchen with breakfast bar, and separate utility room with side access. Dining room overlooking the front garden with storage cupboard and downstairs cloakroom. A further reception room with dual aspect and currently used as a winter lounge/office and benefitting from a wood burning stove. Large living room with dual aspect and sliding patio doors leading to the conservatory with French doors leading to rear garden.

Stairs from the hallway lead to the first floor with large master bedroom with fitted wardrobes and ensuite bathroom. Large second double bedroom with access to the eaves storage and separate family bathroom.

A separate oak frame barn with its own entrance comprising of large fitted kitchen, storage cupboard and downstairs shower room. Stairs to the first floor lead to a large open space with vaulted ceilings, sky lights and views over the rear garden. The barn further benefits from being constructed of oak and has underfloor heating on the first floor.

Private driveway to the the front of the property with parking for multiple vehicles and gates accessing the rear of the property and the barn. To the front of the barn is a two bay open car shed. Enclosed rear garden with large patio area and bamboo gazebo seating area with heating, pond and large lawn area with mature trees and a double garage now used as a workshop located at the bottom of the garden with up and over door and large shed.

Council Tax Band - E

The main property benefits from oak internal doors throughout and oak flooring in the hall and living room.

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.







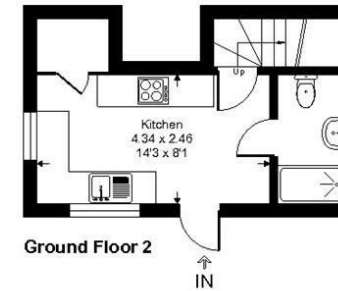
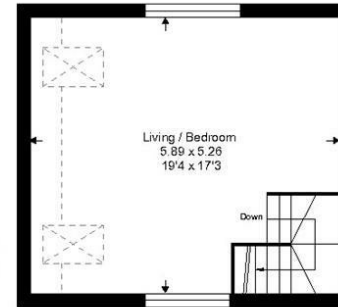
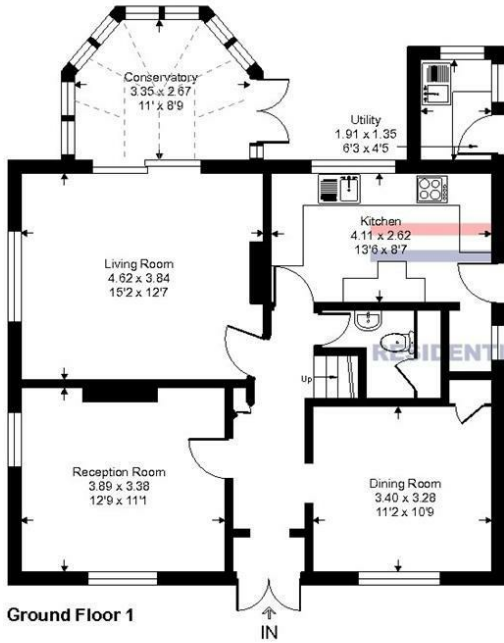




⬜ = Reduced headroom

Tottington Lane, BN5

Approximate Gross Internal Area = 171.4 sq m / 1845 sq ft
 Approximate Outbuilding Internal Area = 2.6 sq m / 28 sq ft
 Approximate Total Internal Area = 174 sq m / 1873 sq ft
 (excludes restricted head height)



stevens
 making the right moves
 RESIDENTIAL LETTINGS & PROPERTY MANAGEMENT



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2024 - Produced for Stevens

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk

