



The Cottage | Henfield Road | Small Dole, Nr. Henfield | West Sussex | BN5 9XJ

H.J. BURT
Chartered Surveyors : Estate Agents



The Cottage | Henfield Road | Small Dole, Nr. Henfield | West Sussex | BN5 9XJ

Guide Price £1,350,000 |



- Impressive edge of Downs family house with extensive accommodation (3,963sqft) including indoor pool, plus separate annexe & garage building & set within attractive gardens & grounds extending overall to c. 0.64 ac. Freehold. Council Tax 'G'. House EPC 'C'. Annexe EPC 'C'.
- Entrance hall, cloakroom, living room, sitting room, dining room, kitchen/breakfast room with trifold doors to garden, indoor pool plus hot-tub. Principal bedroom suite with roof terrace, bedrooms 2, 3 & 4 plus bedroom 5/study & family bathroom.
- Detached annexe (c.876sqft) with open plan kitchen/living/dining room with sun deck off; first floor bedroom, shower room & dressing room.
- Attractive mature gardens with summerhouse/bar and two further summerhouses. Gated private entrance drive, 3-bay garage/car port with large loft over with further potential (STC).
- Occupying a good accessible semi-rural location midway between Steyning & Henfield.

Description

The Cottage comprises a spacious and attractive detached family house believed to originally date from the 1930s and substantially extended and improved over the years to offer flexible family accommodation spread over two floors and with outlook over its pretty gardens and to parts to the adjacent South Downs. The house includes a mixture of painted brick and render and part tile-hung external elevations under a tiled roof interjected with dormers and with uPVC leaded light style finish replacement double glazed windows. There is the benefit of mains gas fired central heating plus photovoltaic panels to the South facing roof slopes.

Approached from the Henfield Road to the South of Small Dole and North of Upper Beeding village, the electric gated private entrance drive leads to parking and turning at the front of the house, annexe and garaging. The house is adorned by a colourful mixture of climbing wisteria, clematis and other plants and also with deep borders planted with mixed herbaceous and shrub plants. The accommodation is presented with great character and includes engineered oak or tiled and York stone flooring to the ground floor and engineered oak to the landing, study/bedroom 5 and to the principal bedroom.

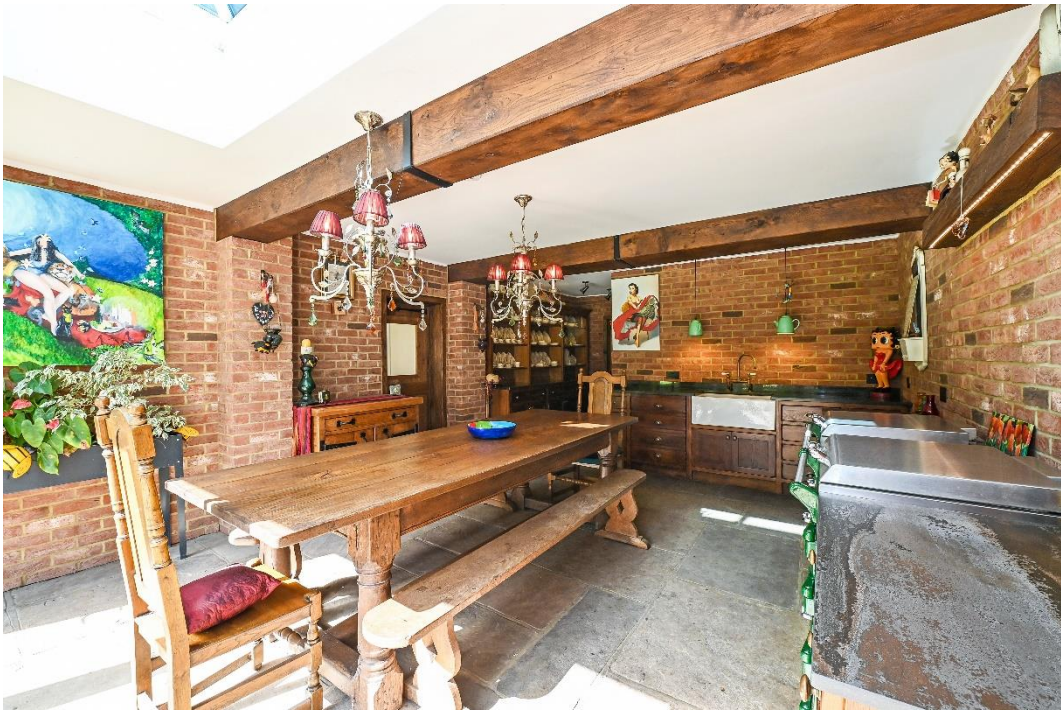
The **spacious main reception room** overlooks the front of the property as well as with internal glazed doors opening to the **impressive indoor swimming pool** which in turn has glazed doors leading out to the garden and to one side of the tiled surround a hot tub. To the other side of the house is a further **living room with fireplace with wood burning stove** and interconnecting glazed doors to the **dining room which then has French doors** out to the garden. The **impressive and atmospheric kitchen/breakfast room** with York stone floor, lantern roof light and trifold doors overlooking and leading out to the terrace and garden includes bespoke fitted wooden units with Belfast sink and Everhot professional range cooker including induction hob, **separate pantry and separate utility room** with further fitted units and sink. **Inner hall with cloakroom** off.

To the first floor, the **large principal bedroom suite includes a luxury ensuite shower room** with twin basins, deep fitted wardrobes and French doors leading out to the **roof terrace enjoying a lovely outlook** over the garden and to the adjacent Downs and with steps also leading down to the garden. There are **four further double bedrooms (with one currently being used as a study)**, plus **family bathroom with roll-top bath** and with bedroom two offering space and scope to create an ensuite shower room.

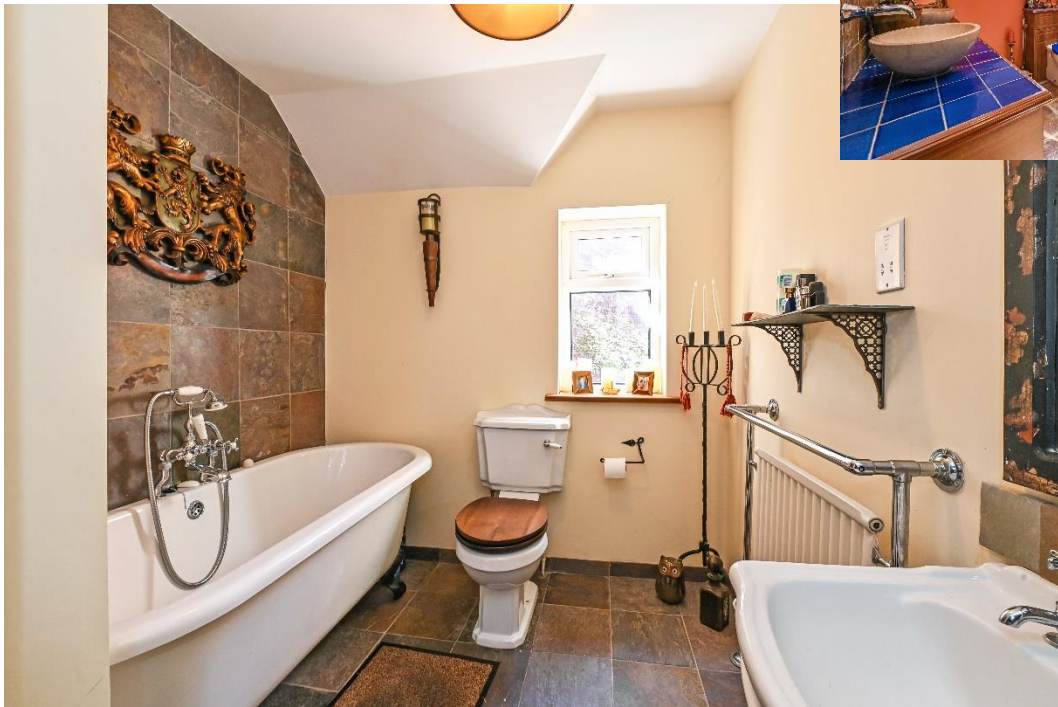
A very useful feature of the property is the **detached annexe** with similar brick and tile elevations to the house and dormer windows and including **spacious semi open plan ground floor accommodation including kitchen/sitting/dining room** and with South facing French doors leading out to a **sun deck** with adjustable sides and cover.

To the first floor is a **double bedroom and modern ensuite shower room with dressing room off** and door to external spiral staircase to the ground floor. Adjacent to the annexe is the **timber framed garage with two open bays and one enclosed bay** with folding stair ladder rising to a **spacious loft room considered to offer further potential** (subject to any consents) for additional recreational or home office space.

From the **front garden** with areas of lawn with mature trees and planting to the edges, there is a poultry run area to one side and then gateways leading through to the **main area of rear garden** to the East side of the house and with part covered log and dustbin store to the North side of the house. The attractive rear garden includes a good size area of lawn and then with colourful mature planting of specimen trees and shrubs to the outer boundaries to offer a good degree of privacy and with peep views to the Downs.









Close to the house is a timber summerhouse providing **recreational and bar space** and with **further summer house with deck** to one corner of the delightful rear garden, plus **smaller summer house** to the front garden. **The property as a whole extends to approximately 0.64 of an acre (0.26 Ha).**

Location

The property is situated near the foot of the South Downs near the edge of, but just outside, the South Downs National Park boundary and set back from the Henfield Road at Horton Corner, to the North of Upper Beeding and South of Small Dole near Henfield. The property is within approximately 3 miles of Henfield to the North which offers a very good range of local facilities whilst the old market town of Steyning is approximately 3.5 miles to the South-West with simikalr facilities. Both Steyning and Henfield have health centres, sports and fitness centres, libraries, and churches of most denominations and with Henfield including a primary school and Steyning both primary and secondary schools.

The A27 via the Steyning road (A283) is approximately 4 miles to the South and provides convenient access to the vibrant cosmopolitan city of Brighton (c. 10 miles) which has a wide range of all facilities. Shoreham-by-Sea, approximately 5 miles to the South has a mainline railway station with services along the South coast to Gatwick and London Victoria, a small airport and a harbour. Hassocks to the East (c. 8.25 miles) also has a mainline railway station. Horsham to the North, reached via the A281/A24 offers a wide range of facilities as well as mainline train station (c. 14.25 miles). Gatwick is within 24.5 miles.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at the neighbouring Singing Hills course and at Pyecombe, Devil's Dyke, Worthing, Horsham, West Chiltington & Pulborough. Polo at Cowdray Park and Knepp Castle. Equestrian events at the Royal Leisure Centre at Woodmancote, Ardingly, Warnham & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton and Chichester. Opera at Glyndebourne. Wickwoods country & sports club and spa within 5 miles. There are a good range of state and independent schools in the area.



The Cottage, Henfield Road,
Small Dole, nr. Henfield,
West Sussex



Information

Property Reference: HJB02566

Photos & particulars prepared: Photos & particulars prepared in May 2023 (Ref RBA).

Services: Mains water, gas and electricity are understood to be connected. Drainage to a private system. Separate gas-fired boilers to the house, pool and annexe. H.M. Land Registry Freehold title no. WSX107604.

Local Authority: Horsham District Council. Council Tax Band: 'G'

Directions

From Henfield, head South on the A2037 towards Shoreham and travel through Small Dole village with the Fox pub and local convenience store and on towards Upper Beeding and Shoreham. Before reaching the left/East turning towards Edburton, take the private signposted driveway to the property.

what3words: shrubbery.schools.dolphins

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

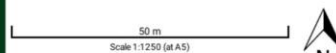
The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

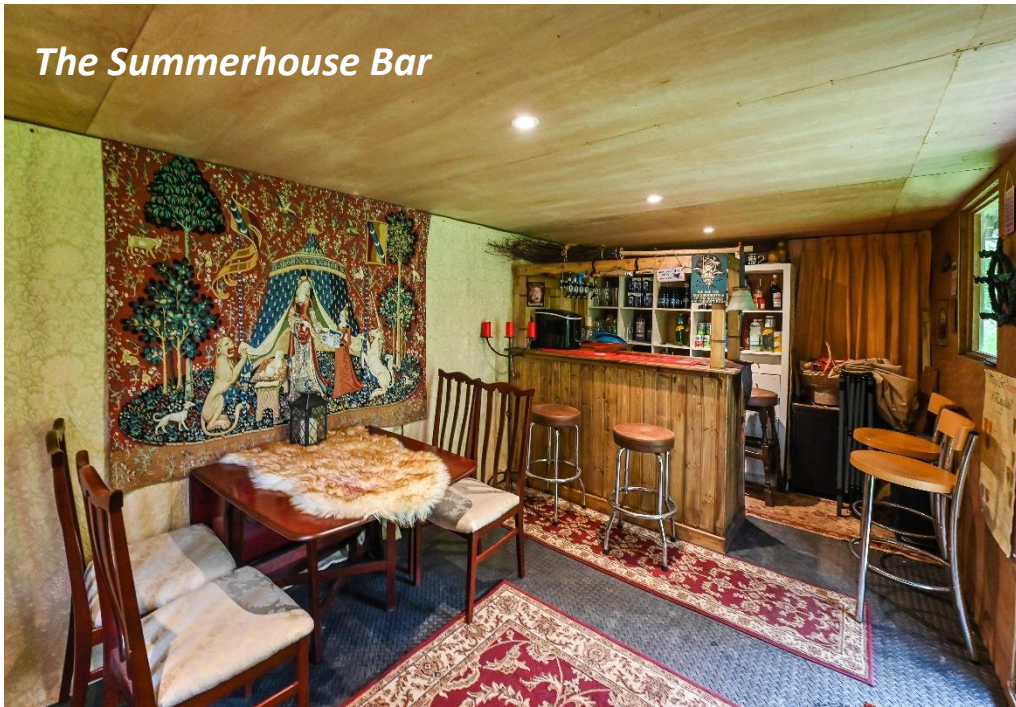
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

Produced on May 10, 2023.
© Crown copyright and database right 2023 (licence number 100059532)





The Annexe





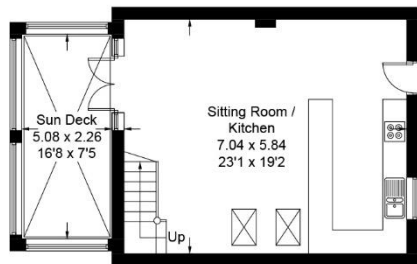
Henfield Road, BN5

Approximate Gross Internal Area = 368.2 sq m / 3963 sq ft

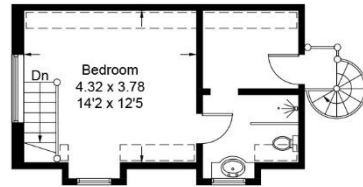
Annexe = 81.4 sq m / 876 sq ft

Garage = 107.9 sq m / 1161 sq ft

Total = 557.5 sq m / 6000 sq ft



Annexe Ground Floor
(Not Shown In Actual Location / Orientation)



Annexe First Floor

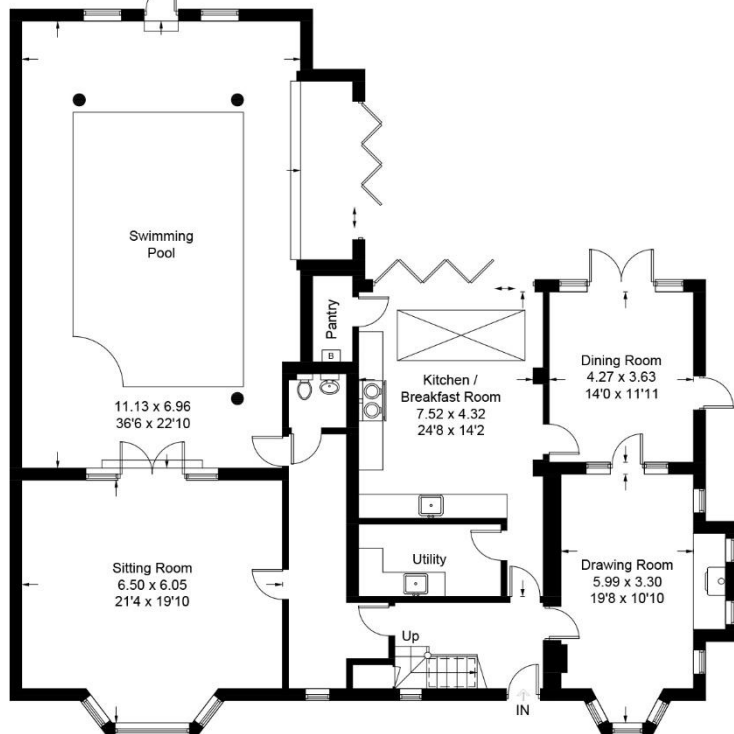
= Reduced headroom below 1.5m / 5'0"

The Cottage

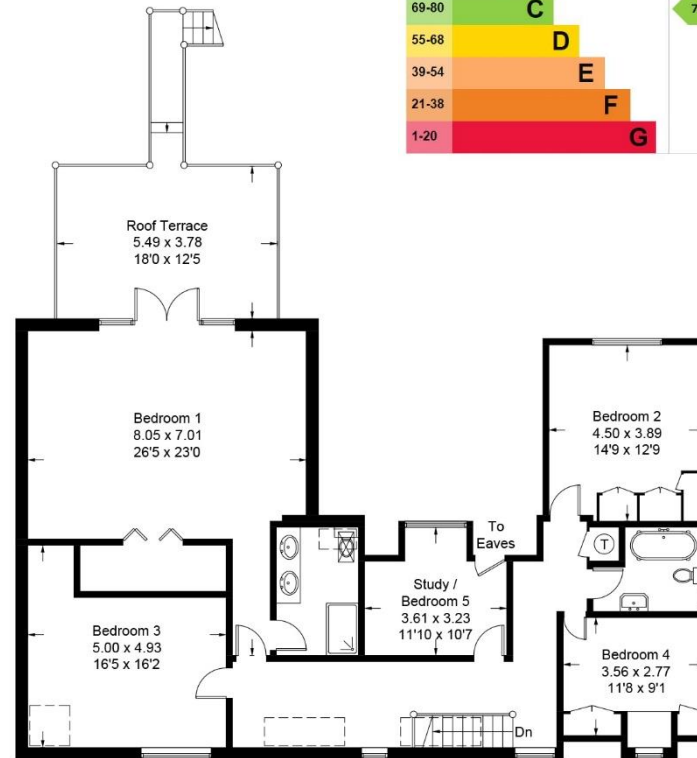
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Cottage Annexe

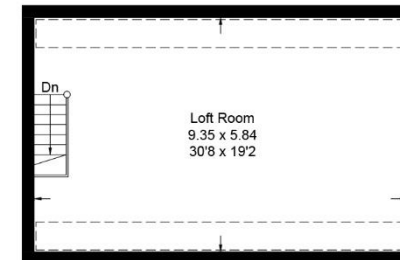
Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



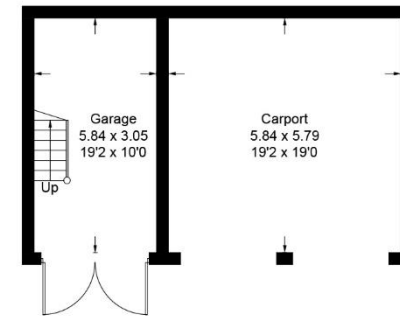
Ground Floor



First Floor



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID965438)



H.J. BURT
Chartered Surveyors : Estate Agents

rightmove
find your happy

**UKLANDand
FARMS.co.uk**

ZOOPLA

PrimeLocation.com

01903 879488 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services