



7 | Silver Birches | Henfield | West Sussex | BN5 9YT

**H.J. BURT**  
Chartered Surveyors : Estate Agents



7 | Silver Birches | Henfield | West Sussex | BN5 9YT

Asking Price: £1,295,000 | Freehold



- Stunning Detached 5-bedroom family house.
- Situated at the rear of an exclusive development of 11 similar houses
- Meticulously refurbished in recent years
- Large East facing rear garden (93' x 120' max) backing onto woodland
- Sitting Room, Family Room & Conservatory
- Refitted Kitchen with utility. Refitted bathrooms, Cloakroom
- Principal Bedroom and Second Bedroom with Ensuite
- Double glazing. Gas central heating. Drive and double garage

### Description

A beautifully presented five-bedroom detached family house situated at the rear of an exclusive, high quality residential development of eleven individual and similar sized houses. The recently redecorated accommodation is bright and extremely spacious, totalling just under 3000 square feet. The property has been extensively upgraded to an exacting standard in the last couple of years and has the added benefit of a large Easterly garden backing onto woodland at the rear. The extensive and meticulous modernisation programme includes new internal doors, new double-glazed windows throughout, plantation blinds, period style radiators, luxury vinyl flooring to most of the ground floor, new carpets to the first-floor bedrooms, and Hive controlled gas central heating system. The kitchen has been refitted in contemporary 'baby blue' fronted units with quartz worktops and all the bathrooms have been upgraded and remodelled. The property further benefits from planning consent that was granted in August 2024 (ref: DC/24/0407) for the removal of existing conservatory and erection of single storey rear and side extensions, as well as the erection of two-storey front porch and extension of the hardstanding to the front driveway. An internal inspection of this stunning family home is thoroughly recommended.

**Open covered porch** with composite front door and large double glazed side panel leads to the **entrance hall** with luxury vinyl flooring that extends throughout the whole of the hall, sitting room and the playroom. Fitted understairs storage. The **cloakroom** has a wash hand basin set on a vanity unit with a tiled splashback and low-level WC, tiled floor, plus period style radiator with towel rail. The magnificent **sitting room** has a built-in media unit with space for large flat screen TV and sound bar, plus an electric flame effect feature fireplace below. Period style radiator and further upright contemporary radiator. The

**playroom** has sliding doors leading to the **conservatory** that has a tiled floor with underfloor heating and two sets of casement doors leading into the rear garden. The **kitchen/breakfast room** is fitted in a range of baby blue high gloss fronted units with matching hanging cabinets, quartz work surfaces and glazed splash backs. One half bowl still sink top with Quooker hot water mixer tap. Integrated Hisense dishwasher, twin oven and separate Neff four-ring halogen hob and Neff extractor over. Integrated refrigerator, triple upright cupboards, one with integrated freezer. Skirting board and under cupboard lighting, numerous power sockets with USB points. Luxury vinyl flooring and bifold doors lead into the rear garden. The **utility** has a single drainer stainless steel sink top with monochrome tap, with white base units and matching storage cupboard, one housing a Vaillant gas boiler. Tiled floor, space for stacked washing machine and tumble dryer. Door to side access and further door to **garage** that has an electric up over door, side personnel door, space for domestic appliances, electric light and power.

Stairs lead to the **first floor landing**, with access panel with ladder to roof space. Airing cupboard. The magnificent **principal bedroom** overlooks the front of the property. Period style radiator, part panelled feature wall. This leads to **dressing area** with triple wardrobe with mirrored sliding doors, further built-in single wardrobe and door leading to the recently fitted, **ensuite shower room**, fully tiled in large format tiles on the floor and walls.











Cubicle with brass shower tower unit with several shower functions. Moulded sink vanity unit. Demist LED mirror over with Bluetooth connectivity. WC with concealed cistern, window with obscured glass. The **second bedroom** also overlooks the front of the property with plantation blinds. One painted panel wall, built-in wardrobe cupboard and door leading to **ensuite shower** with tiled floor, part tiled walls walk-in shower cubicle with deluge head shower, wash hand basin set in vanity unit with mirror over. Towel rail and double-glazed window the obscured glass. The **third bedroom** is a good-sized double room with double glazed windows and plantation blinds overlooking the rear garden. The **fourth bedroom** also overlooks the rear and has triple wardrobe cupboards. The **fifth bedroom** also has a pleasant outlook over the rear. The **family bathroom** has the same large format tiles as the two ensuites. Panelled bath with shower, shower cubicle low level WC and moulded basin hand basin with demist LED mirror over with Bluetooth connectivity.

**Outside** to the front of the property is an open plan front garden and a private drive with parking for several cars leading to the garage. There is a gated side access leading to the sizable east facing rear garden with an extensive paved area and **timber summer house**. Further paved patio area to the north of the property with a good-sized timber garden store with electric light and power. Beyond the patio is a large area of level lawn, enclosed by panel fencing and backing onto protected woodland. Outside water tap outside lights. The garden from the rear of the kitchen measures approximately 93 feet maximum length by a maximum of approximately 110 feet wide (at the widest point at the very rear of the garden).

### Location

The property is situated to the North side of the village of Small Dole in a residential close accessed from the A2037 and within 2 miles of Henfield. Small Dole includes a village shop, pub and village hall, Henfield offers an excellent range of local shopping amenities including a supermarket, greengrocers, leisure centre and primary school. The bustling market town of Steyning also has a wide range of community facilities and lies approx. 3 miles to the west of the property. Schooling for all ages is readily available in the surrounding area, including Lancing College and Shoreham College and Steyning Grammar. Rail links to







London are at Shoreham to the South, and Hassocks, Burgess Hill and Haywards Heath to the East. Wickwoods Country Club is within 4 miles, and golf is available at Singing Hills, the Dyke Golf Club and West Hove.

## Information

Property Reference: HJB00978

Photos & particulars prepared: October 2024 (Robert Turner MNAEA)

Services: All main services.

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

## Directions

Proceed from Henfield towards Small Dole on the A2037. On entering Small Dole, turn left into Silver Birches, veer to the left and the property will be found at the end of the close. What Three Words: <https://w3w.co/rang.dairies.charts>

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Henfield**

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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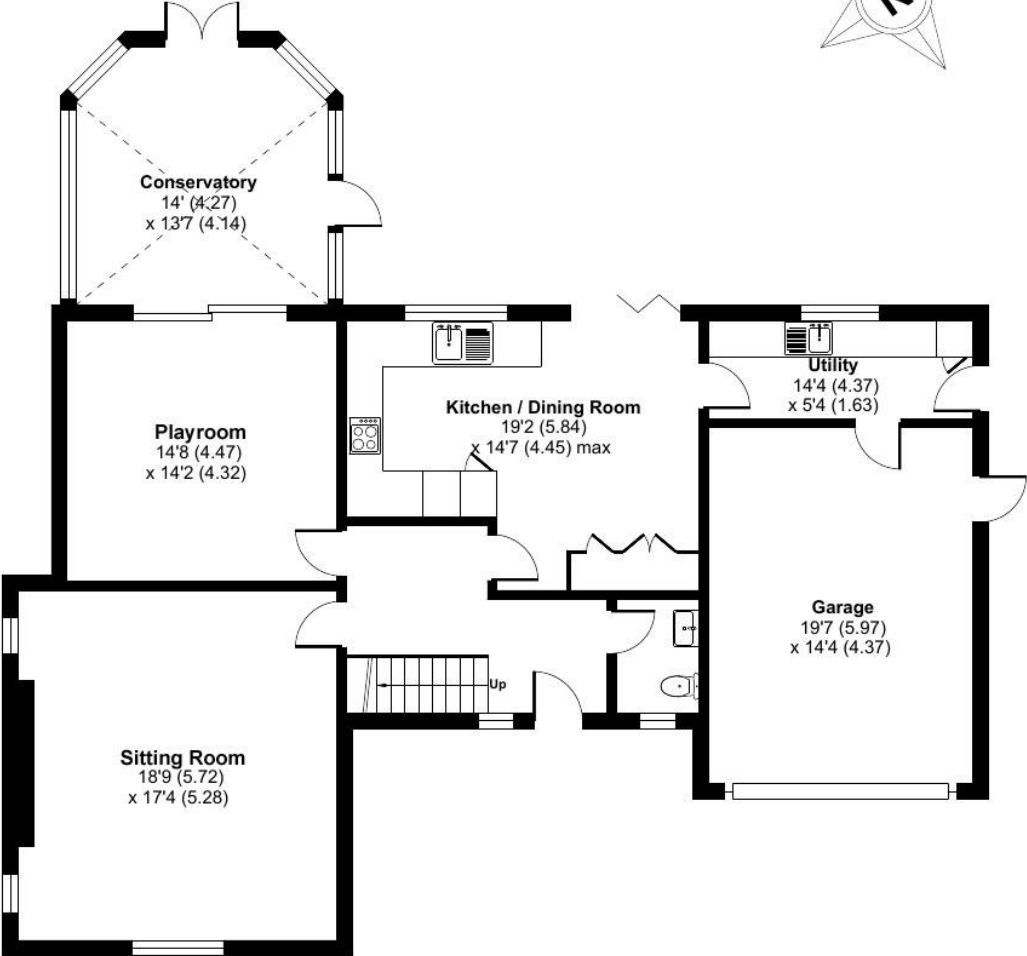
# 7 Silver Birches, Small Dole, Henfield, BN5 9YT

Approximate Area = 2572 sq ft / 238.9 sq m

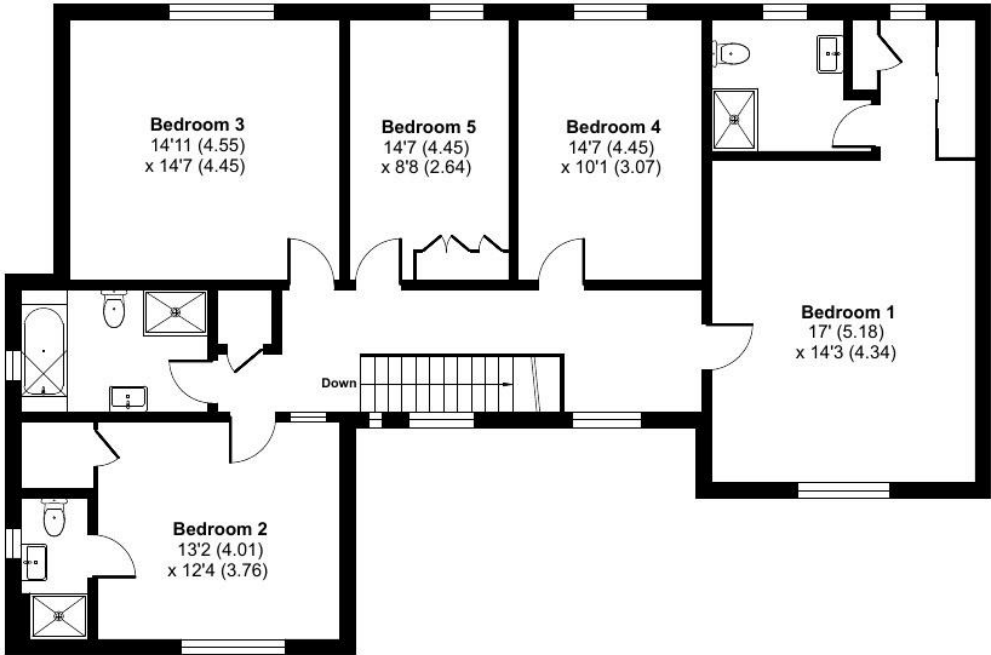
Garage = 277 sq ft / 25.7 sq m

Total = 2849 sq ft / 264.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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