



Elmfield House | New Hall Lane | Henfield | West Sussex | BN5 9YH

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £555,000 | Freehold



- Extended four-bedroom 1930s semi-detached family home
- Situated in a quiet, private no through semi-rural lane
- Close to countryside walks including the River Adur & The Downs Link
- Lovely, well-stocked 120' south facing rear garden
- Kitchen/Dining Room, Sitting Room, Study
- Principal Bedroom and Dressing Room with stunning views
- Double Glazing. Gas central heating. Attached Garage
- EPC: D. COUNCIL TAX: E

Description

A most attractive and extended four-bedroom semi-detached 1930s house situated in a quiet semi-rural Lane offering ample scope for further extension, improvement and updating, subject to any necessary consents. The property is close to countryside walks whilst one of the main features is the delightful, secluded 120' south-facing rear garden, that includes two ponds providing a haven for wildlife. There is a good-sized triple aspect sitting room with separate study area, former shower room/cloakroom and kitchen breakfast room along with four bedrooms and bathroom on the first floor, including a principal bedroom benefiting from a dressing room with extensive rural views. There is an attached single garage. Elevations are an attractive mix of painted render under a tiled roof, whilst other features include gas central heating and double-glazed windows throughout. An internal inspection is highly recommended.

A timber panelled door leads to the **Entrance Hall**. **Cloakroom**/former **Shower Room** used for storage with part tiled walls. The **Hall** opens up into a **Kitchen/Dining Room** fitted with a range of painted wooden units and matching hanging wall cabinets, with double drainer stainless steel sink top with mixer tap. Adjoining work surfaces with space for range oven, fridge freezer and other domestic appliances, vinyl flooring. **Study** with chimney breast recess with fitted shelving and an archway leading through to the superb triple aspect **Sitting Room** with double glazed sliding patio doors and double-glazed windows with attractive outlook over the pretty rear gardens. From the Hall a return staircase leads to twin landings. The first **Landing** services two good size **Bedrooms**, both with views. The second **Landing** accesses a **Bedroom** currently used as a study with lovely views of the garden. **Bedroom One** has a separate **Dressing Room** with far-reaching views of the surrounding countryside. Built-in storage cupboards and further airing cupboard

housing foam insulated hot water cylinder. The family **Bathroom** has a white suite comprising panelled bath with large format tiles and Aqualisa fitted shower over. Low-level WC, pedestal wash hand basin, part panelled walls and vinyl floor covering.

Outside to the front of the property is a drive accessed via a five-bar gate and enclosed front garden mainly laid to gravel, with thick hedges for birdlife, scented climbers and a polytunnel. Attached **Garage** with up and over door, electric light and power, rear personnel door. Worcester Bosch Green Star IQ gas fired boiler. There is a side access to the magnificent, well stocked and sheltered 120' (approx.) south-facing rear garden, that has areas of lawn and island beds in gravel, vegetable beds, a wildlife area, fruit trees (pear and apple), two ponds, orange-stemmed bamboos with scented shrubs and climbers.

Location

Elmfield House lies in a quiet, semi-rural location, to the North-West side of the small village of Small Dole and located along New Hall Lane and lying to the South side. The property is within reach of countryside walks, including the River Adur and the Downs Link, a former railway line that is now a stunning 36-mile footpath and bridleway. Small Dole includes a local shop, public house and more extensive facilities can be found at Henfield, approx. 3 miles to the North and offers a wider range of local shops, facilities and schooling. The old market town of Steyning, approx. 5 miles distant, also has a thriving local community centred around its traditional High Street. The A27 via the Steyning Road (A283) is approx. 5 miles to the South and provides access to the city of Brighton & Hove,











whilst Shoreham-by-Sea, approx. 6 miles to the South, has a mainline railway station, a small airport and a harbour. Hassocks to the East also has a mainline railway station and is approx. 7.5 miles distant, while the A23 (also to the East) is about 7 miles and provides access to Gatwick airport and to the national motorway network. There are a good range of independent and state schools in the area, whilst there are a good range of equestrian centres in the locality.

Information

Property Reference: HJB02742 **Photos & particulars prepared:** May 2025 (RNT)

Services: All main services

Local Authority: Horsham District Council **Council Tax Band:** 'E'

Directions

From Henfield, proceed South to Small Dole on the A2037. On coming into Small Dole, New Hall Lane will be found on the right/West side of the road. Turn into this lane and Elmfield House will be found approximately three quarters along the lane on the left/South side.

What Three Words: <https://w3w.co/racks.woodstove.teachers>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

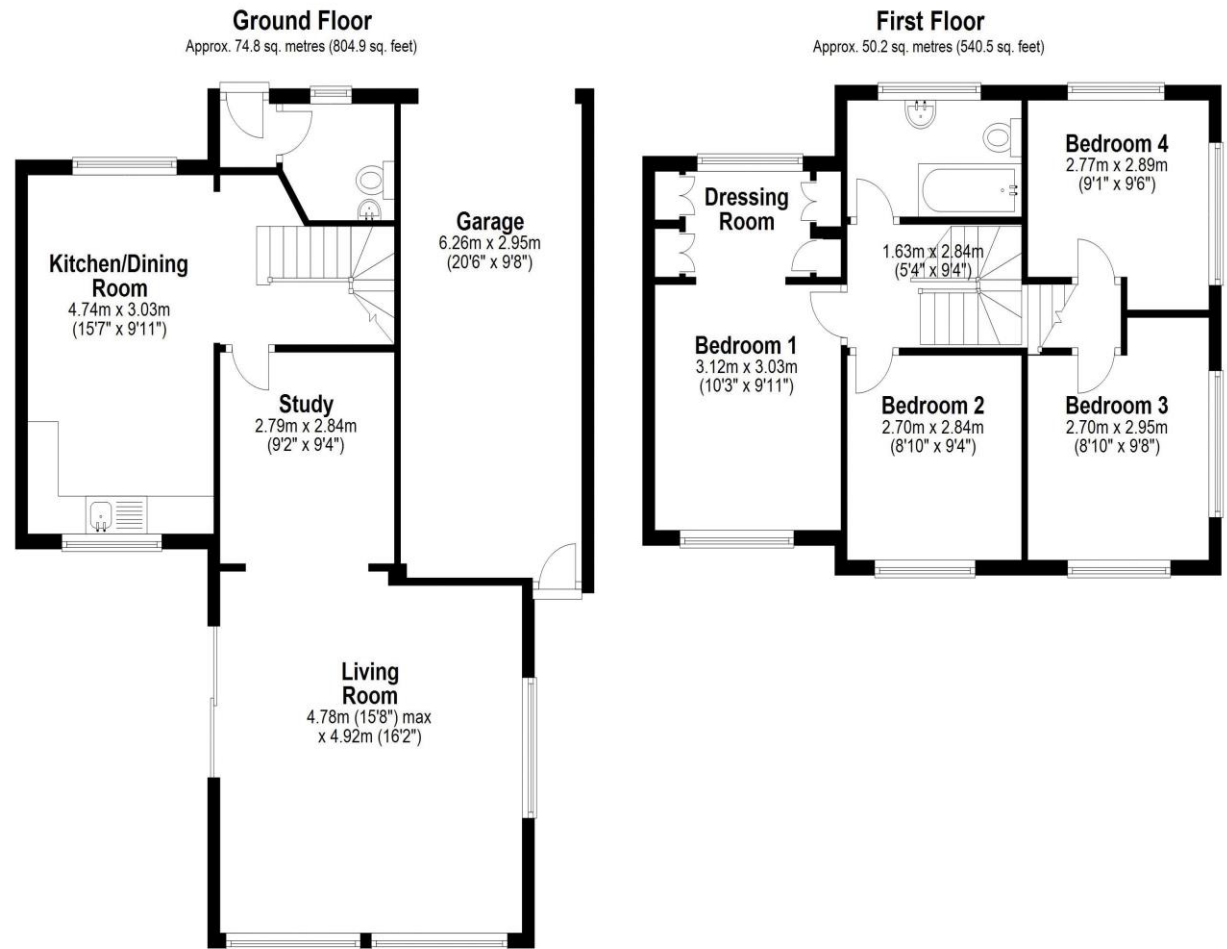
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Total area: approx. 125.0 sq. metres (1345.5 sq. feet)

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