



Oakwood | Shoreham Road | Small Dole, Nr Henfield | West Sussex | BN5 9SD

H.J. BURT
Chartered Surveyors : Estate Agents



Oakwood | Shoreham Road | Small Dole | West Sussex | BN5 9SD

Asking Price: £925,000 | Freehold



- A lovely, detached chalet property with four/five bedrooms.
- Occupying a good-sized plot totalling 0.52 of an acre (0.21 Ha)
- Stunning West facing rear garden with two loose boxes and tack room.
- Superb fully fitted kitchen/dining room with conservatory.
- Lovely double aspect sitting room with inglenook fireplace.
- Extensive off-road parking and detached brick built double garage.
- Gas central heating, double glazed windows, ground floor shower room
- Further ensuite bathroom and family bathroom on the first floor.

Description

A stunning detached chalet property with four/five bedrooms constructed in around 2000 and featuring lovely gardens totalling 0.52 of an acre (0.21 Ha) and including a well-stocked West facing rear garden with a stable block. The property is conveniently situated between Henfield and Small Dole and has good sized accommodation over two floors that includes a lovely kitchen/dining room that flows into a conservatory, sitting room with inglenook fireplace and a study on the ground floor. The main bedroom suite has an en-suite bathroom whilst there are two other good-sized bedrooms on the first floor, along with a double bedroom on the ground floor with a further study/bedroom five. There is a large gravel drive with parking for several cars that leads to a detached brick-built garage with a pitched roof. An internal inspection is highly recommended.

Wide Open Covered Porch leads via a part glazed front door to the wide, spacious **Entrance Hall** that has hard wood flooring throughout and a storage cupboard. There is a **Study** on the ground floor with double cupboard and a **Shower Room** with Quad shower, tiled floor, pedestal wash hand basin and low level w.c. The superb **Kitchen/Dining Room** is fitted in an extensive range of high gloss fronted units with drawers, cupboards and matching hanging wall cabinets, plus a central island with breakfast bar, all with timber work surfaces. Appliances include a Bosch dishwasher, Bosch washing machine, Rangemaster range style double oven with domino gas hob, further halogen hob and Rangemaster extractor canopy over. Further cupboard housing Vaillant gas fired boiler part tiled walls and tiled floor 1 ½ bowl deep glazed sink with mix tap. Door to the rear garden. Further sliding doors to the **Conservatory** that has a terracotta tiled floor and double-glazed doors to the rear patio. Also on the ground floor is a fourth double **Bedroom**, and a useful second **Office/Bedroom Five**. The lovely double aspect **Sitting**

Room has an inglenook style fireplace with brick surround and hearth with bressummer beam and woodburning stove.

A staircase leads from the entrance hall to the **Galleried Landing** where there is an access panel to the roof space and two Velux windows, plus a cupboard housing Megaflo hot water cylinder. The main **Bedroom Suite** has a dressing area with a range of fitted wardrobes, **En-suite Bathroom** with panelled bath with period style hand shower attachment, low level w.c pedestal wash hand basin with tiled splash back, tiled floor and Velux window. Manrose extractor fan. The bedroom itself is a double aspect room with a large Velux window to the rear with a pleasant outlook of the rear garden. The second good sized double **Bedroom** also has an outlook over the front garden and a large Velux with pleasant outlook over the rear garden. The third **Bedroom** has a built-in wardrobe. The family **Bathroom** is fitted in a white suite comprising a corner bath with period style hand shower attachment, low level w.c. pedestal wash hand basin with tiled splash back and tiled floor. Velux window and extractor fan.







Outside: The property is approached by a five-bar gate and a gravel drive with sample parking and turning for several cars and leading to a detached brick-built **Garage** with twin electric roller shutter doors and a large attic space, ideal for storage. The attic was built with an RSJ beam for support, allowing the possibility of the garage being converted into an annexe (subject to any necessary consents). A rear personnel door leads from the rear of the garage to a sheltered area ideal for BBQ's.

The front garden is laid to lawn with a feature Acer tree and enclosed by mature hedging. There is access either side of the property which leads to the magnificent West facing rear garden that is stock fenced and therefore safe for dogs and children. There is an extensive raised paved patio area with aluminium framed greenhouse to the side. Extensive flower and shrub beds and pathway with bark chippings lead to a large area of lawn, well screened by a combination of mature hedging and trees, including fruit trees. Beyond this is a further area with sewage treatment plant hidden by mature shrubs. To the rear of garden is an extensive range of timber Stabling comprising two loose boxes and a tack room with light and power. Outside light points and power point.

Location

Oakwood is situated close to Woods Mill Nature Reserve in a convenient location between the villages of Small Dole and Henfield. Henfield High Street offers an excellent range of local shopping amenities including supermarket, bakers, 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 areas, including Lancing College, Shoreham College and Steyning Grammar School. Rail links to London are at Shoreham to the south, and Hassocks, Burgess Hill and Haywards Heath to the east. Wickwoods Country Club is approx. 3 miles, whilst golf is available at Singing Hills, Dyke Golf Club and West Hove.





Information

Property Reference: HJB00952

Photos & particulars prepared: May 2024. Revised March 25 (RNT)

Services: Mains electricity, gas and water. Sewerage treatment plant

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

Directions

From our offices in Henfield, proceed south on the Shoreham Road towards Small Dole, where the property will be found after some distance on the right-hand side just before Horn Lane and Woods Mill Nature Reserve. What Three Words: <https://w3w.co/lifetimes.proudest.enhancement>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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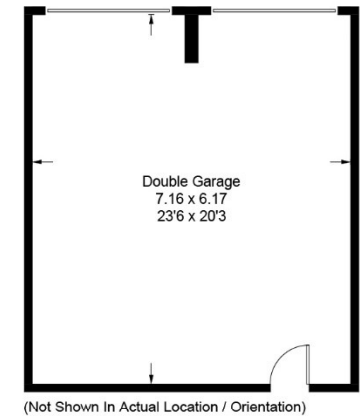
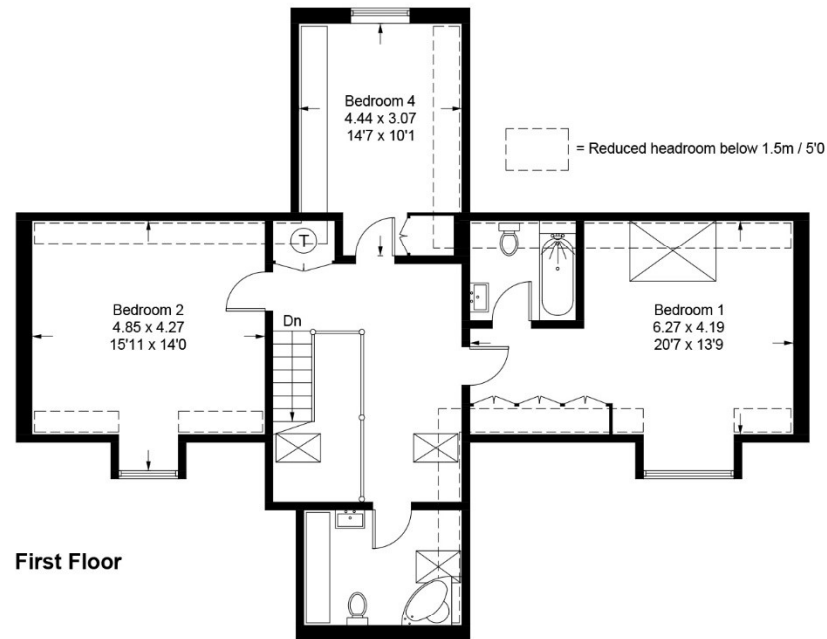
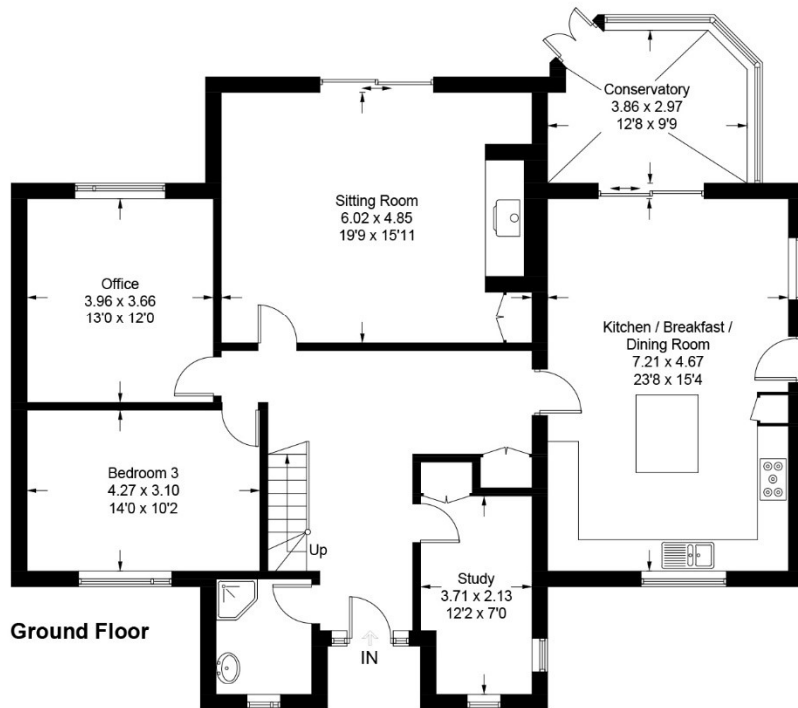


Oakwood, Shoreham Road, BN5

Approximate Gross Internal Area = 229.8 sq m / 2473 sq ft

Double Garage = 44.0 sq m / 474 sq ft

Total = 273.8 sq m / 2947 sq ft



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 2024.(ID1086380)



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