



Horton Farmhouse | Horton Corner, Small Dole, Nr. Henfield | West Sussex | BN5 9XH

H.J. BURT
Chartered Surveyors : Estate Agents



Horton Farmhouse | Henfield Road | Small Dole, Nr. Henfield | West Sussex | BN5 9XH



Offers in the Region of: £695,000 | Freehold

- A handsome & substantial (3,539sqft) Grade II Listed house within the South Downs National Park. C. 0.35ac. Freehold. Council Tax 'G'.
- With character accommodation spread over three floors & now in need of further modernisation & refurbishment.
- Entrance hall, cloaks, 3 reception rooms, kitchen/breakfast room, utility to the ground floor, plus cellar.
- 4 bedrooms, bathroom & shower room to the first floor. 2 bedrooms to the second floor.
- South facing garden with external conservatory.
- Private driveway to large car ports & stores with further potential.
- Accessible semi-rural location: c. 4 miles Henfield, 9.75 miles Brighton.

Description

Horton Farmhouse comprises a handsome Grade II Listed detached house with appealing traditional elevations of part flint with brick dressings to the front principal elevation with mansard clay tiled roof and with a catslide to the rear roof slope encompassing sections of Horsham stone over the older part of the house which is believed to be of 17th C. or earlier origin and with the later front wing having been added in the 19th C.

Owned by the vendor's family for in excess of 40 years, the house offers well-proportioned and good size accommodation spread over three floors, plus cellar, and now offers the opportunity for an incoming purchaser to further modernise, refurbish and improve to their own requirements. Particular features of the character accommodation include good size ground floor accommodation with the **principal and South facing two reception rooms with French doors to the garden** and fireplace with wood burning stove to the living room plus **fine inglenook fireplace to the atmospheric beamed dining room** with part split level wood parquet floor. This connects with the entrance hall which in turn leads to the cloakroom and utility area thence linking back to the **beamed kitchen/breakfast room** with its range of fitted units and with doors to one side from the rear hall to the garden. The **cellar** is a generous size with modern gas fired boiler.

To the first floor are **two very good size and South facing double bedrooms** in the later 19th C. addition and with low level doorway leading from the main landing to the older part of the house to **two further bedrooms with part exposed beams to part, a family**



bathroom with modern suite and a separate shower room also with a modern suite. From the main landing, a staircase leads to **two second floor bedrooms equally offering good scope for use as study/studio space or a playroom** and with the West facing room enjoying far **distant views over nearby countryside to the South Downs in the distance** and with the second room enjoying a view to the adjacent South Downs.

Outside, a private driveway leads from the Henfield Road and thence to a range of part timber, part tile and Perspex roof car ports and stores which are in need of renovation, or with **potential for replacement subject to all necessary consents** and abutting the flint and brick boundary walls. Further storage area and thence leading to the garden with **conservatory** attached to the West side of the house. The **South facing garden** includes lawn and mixed specimen plants with mature hedge and trees to the boundaries bordering Smugglers Lane and Henfield Road.

Location

Horton Farmhouse occupies a semi-rural location at the corner of Henfield Road and Smugglers Lane, a no-through lane accessed off the Henfield to Shoreham Road approximately midway between Upper Beeding and Henfield with the latter offering a comprehensive range of shops, trades and facilities and primary school being within 4 miles. The smaller village of Small Dole with village store and pub is within 1 mile and the old market town of Steyning is within 3.25 miles and offers an extensive range of facilities in addition to primary and secondary schools. Nearby Upper Beeding also offers a range of local facilities and can also be reached by cross-country walks immediately accessible from Smugglers Lane and in addition has a well-respected primary school.







Further afield, Shoreham to the South, includes an old harbour, small airport and train station as well as a range of shops, restaurants and other facilities and is c. 5.5 miles, whilst the entertainment and recreational cosmopolitan city of Brighton is c. 11 miles. The old market town of Horsham is c. 14.5 miles to the North and Haywards Heath is a similar distance to the North-West. Hassocks, with mainline railway station with services to London Victoria and London Bridge, is within 8.75 miles and Gatwick Airport c. 25 miles. Main road links are good for the A24, the A27/M27 and the A23/M23 thence linking to the M25 and national motorway network.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at the neighbouring Singing Hills course and at Pyecombe, Devils 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.

Information: Property Ref: HJB03174. Photos & particulars prepared: June 2025 & June 2026 (Ref RBA).

Services: Mains water, electricity and gas are connected. Private shared drainage system.

Tenure: Title nos. WSX288819 & WSX288083.

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

Directions: What3words:///walnuts.reduction.blanks

From Henfield head South on the A2037 towards Shoreham and travel through Small Dole village and on towards Upper Beeding and Shoreham. Having past the left/East turning towards Edburton, the property will be found on the right just before Smugglers Lane.

Viewing: H.J. BURT Steyning

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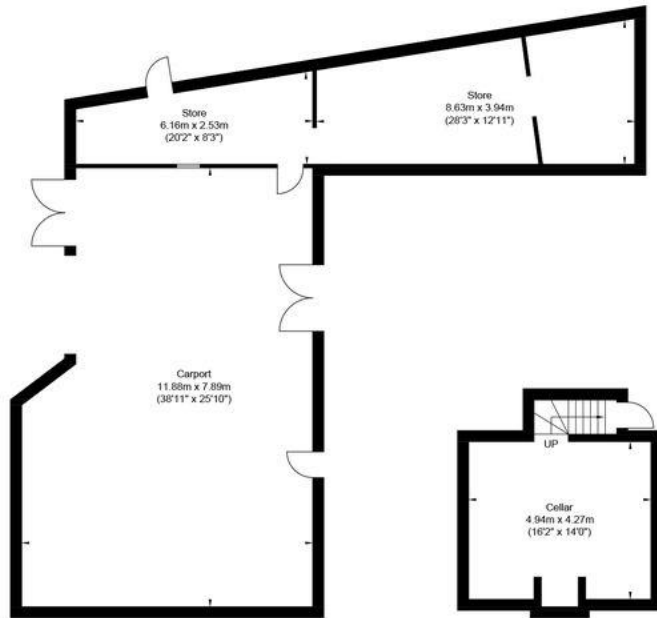


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should 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.

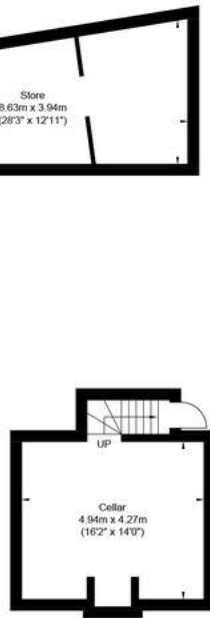




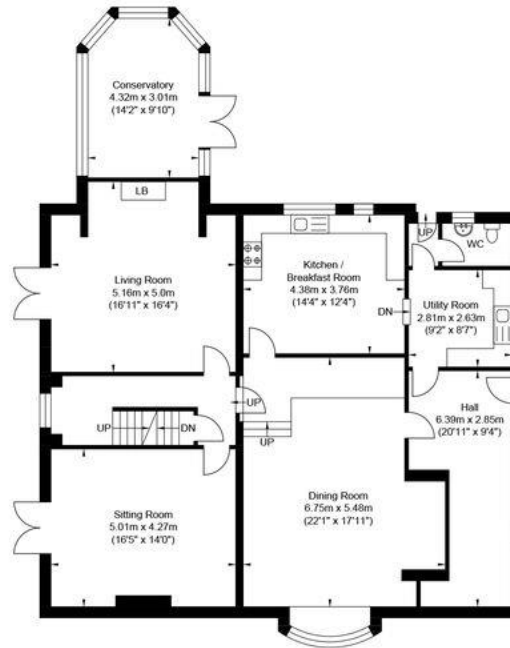
Henfield Road



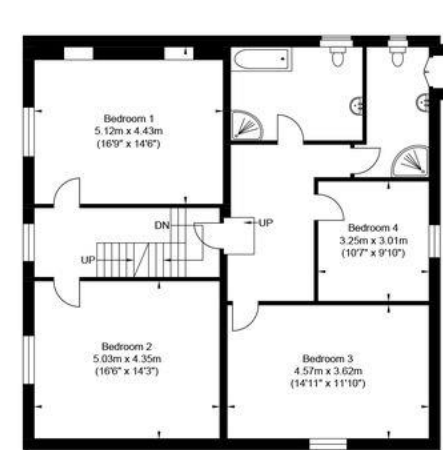
Outbuilding
Approximate Floor Area
1366.04 sq ft
(126.91 sq m)



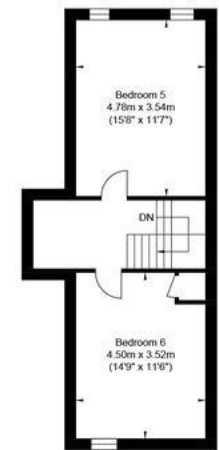
Lower Ground Floor
Approximate Floor Area
256.39 sq ft
(23.82 sq m)



Ground Floor
Approximate Floor Area
1601.99 sq ft
(148.83 sq m)



First Floor
Approximate Floor Area
1227.83 sq ft
(114.07 sq m)



Second Floor
Approximate Floor Area
452.83 sq ft
(42.07 sq m)



Approximate Gross Internal (Excluding Outbuilding) Area = 328.79 sq m / 3539.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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