



hamlyn
smith.

Wood Lane, Henfield, BN5 9YF

£650,000

hamlyn smith.



3 Bedrooms



2 Receptions



1 Bathroom

A wonderful opportunity to buy a detached three-bedroom house in Small Dole, on the market with Hamlyn Smith. The property has a very large, well-cared for garden, its own driveway with parking for several cars, a single garage adjacent to the house, and two further garages accessed at the rear.

- Large Detached Family Home
- Exceptionally Large Garden
- Rear Access To Double Garage
- A further Garage and Driveway
- 3 Double Bedrooms
- Backs Onto Farm Land





hamlyn smith.

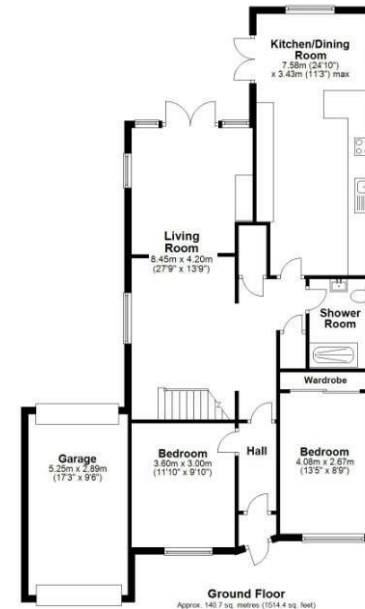
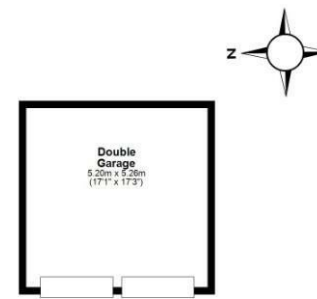
1 Hova Villas, Hove, BN3 3DH

01273 762222

hello@hamlynsmith.co.uk

If you are looking for a detached home with plenty of outside space, convenient parking, in a village location with countryside walks close by, look no further. This superb property has been well-cared for and improved by its current owner, who has lived in the house for many years. On the ground floor there is a fantastic reception space, with double doors and windows looking out onto the amazing garden. You will be struck by how the house lends itself to entertaining and family gatherings, as guests can move easily from the reception room and the kitchen/dining room through double doors to the patio area and back. Both these rooms are over seven metres long, which makes for a very spacious feel, and the outlook onto the huge garden is really special. The kitchen/dining room has been designed with sleek modern white units in a minimalist style, with a ceramic sink set under the window, an electric hob, and a Neff oven with slide-and-hide door. Further integrated appliances include a fridge, dishwasher, and microwave and there is also space behind integrated doors for a washing machine, freezer and dryer. There is hidden cabling for a wall-mounted television and an extraordinary amount of cupboard space in the fantastic run of units along one wall. At the far end of the kitchen, next to the double doors onto the garden, is a large space for a dining table. In the garden, a beautiful lawn is edged with flower beds and mature planting. Six apple trees grow at the rear of the garden and there is also a lovely willow tree and an acer. A large covered pergola area next to the house is perfect for sitting out in all weather and further down the garden, there is a pretty timber pergola for climbing plants. At the back of the garden, there is a large shed and a double garage, which is accessed through a gate. A further garage, which is adjacent to the house, has doors at the front and the back. This has proved very useful in the past when bringing large items of furniture into the house. There is also access on the other side of the house via a small gate. All the garages have power points and lights. Two of the bedrooms are located on the ground floor, and a third on the first floor. The upstairs bedroom has a walk-in wardrobe and there is also great eaves storage on this floor. The shower room has been recently updated and is a superb modern design with a large shower cubicle, wall-mounted WC, and a hand basin set within a wall-hung vanity unit.

The house is situated in the village of Small Dole and is a short walk from the village centre where there is a very pleasant local pub, The Fox, which does great pub food and has a relaxed and welcoming ambience. In the village, there is also a post office, and local shop, and the village hall, which is a busy local hub and has regular events. Tottington Manor Restaurant, which has an excellent reputation, is close by, and a short drive away is the renowned Ginger Fox restaurant. There are beautiful walks nearby on the South Downs, and Woods Mill nature reserve is only minutes away. The larger village of Henfield has numerous pubs and cafes and further amenities, and in Shoreham to the south, there is a large Tesco and Marks and Spencer. Brighton and Gatwick are easily accessed by road and Hassocks train station is a 15 minute drive, from where there are regular Southern and Thameslink services to London Victoria, London Bridge, Bedford, Brighton, Littlehampton, and Worthing.



Total area: approx. 181.8 sq. metres (1956.6 sq. feet)
We'll every attempt has been made to ensure the accuracy of this floor plan measurements are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Plan produced using PlanIt.



First Floor
 Approx. 41.1 sq. metres (442.3 sq. feet)

