



Saxton | Sands Lane, Small Dole | Henfield | West Sussex | BN5 9YL

H.J. BURT
Chartered Surveyors : Estate Agents



Saxton | Sands Lane, Small Dole | Henfield | West Sussex | BN5 9YL

Asking Price: £685,000 | Freehold



- Spacious detached extended (1548 sq ft, excluding garage) family home
- Four good size bedrooms with two bathrooms and dressing room
- Large sitting room with separate study/dining room
- Superb, contemporary fully fitted kitchen/dining room
- Solar panels. Double glazed windows and gas central heating
- South facing rear garden with small brook backing onto playing fields
- Viewing recommended. No onward chain. EPC: C. COUNCIL TAX: F

Description

A spacious and substantially extended four-bedroom detached family home, enjoying a desirable southerly aspect and offered for sale with no onward chain. Situated within a peaceful private lane in the sought-after village of Small Dole, the property is ideally positioned close to beautiful countryside walks and local amenities. Having been thoughtfully extended over the years, the home now offers exceptionally versatile and well-proportioned accommodation arranged over two floors. The ground floor features a superb open-plan kitchen/dining room, an impressive extended sitting room, and a separate home office, providing flexible living space for modern family life. On the first floor are four generous bedrooms and a family bathroom. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room, while the second bedroom enjoys its own dressing room. Outside, the property is approached via ample off-road parking and a detached garage. The delightful south-facing gardens provide an attractive and private setting, with a charming brook running through the grounds. Beyond the brook lies an additional area of garden backing onto playing fields, available for the occupier's use for a modest annual fee. Offering bright, spacious and adaptable accommodation in a desirable village setting, this wonderful family home must be viewed internally to be fully appreciated.

Upon entering the property through an entrance lobby you will find light and spacious ground floor accommodation, including a cloakroom, superb extended and fully fitted kitchen/dining room, an extended sitting room, as well as a separate room, currently used as an Office, but could be used as a dining room or indeed a fifth bedroom. Stairs lead from the Hall, to the first floor where there are four good sized double bedrooms. Bedroom two has, by virtue of the sitting room extension, the added benefit of a walk-in dressing room, whilst the principal bedroom includes a walk-in wardrobe and ensuite

shower room. Also on this floor is a modern family bathroom. All the principal rooms to the rear benefit from a lovely outlook over the rear garden and the playing fields beyond.

Outside: To the front of the property and in front of the garage is ample parking for several cars. The detached garage measures approximately 18'5 x 9'1 with an up and over door, electric light and power and a personnel door to the side. Beyond this is a useful timber garden shed. The gardens virtually wrap around the property and predominantly face to the south, are mainly laid to lawn and gradually slope down to a pretty, gently flowing brook that runs through the rear of the garden. Beyond the brook, is an additional raised lawned area, backing onto playing fields, that the occupier can use as a garden, subject to an annual licence fee (currently £5 per annum), and agreement with Messrs Mackley.

Location

The property is situated in a popular semi-rural location in a private lane that leads to farmland and numerous walks, all within the heart of the village of Small Dole. The village itself includes a local shop, public house and village hall and more extensive facilities can be found at Henfield to the North-East, approx. 3 miles away which 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 and offers similar facilities to Henfield including primary and secondary schooling and with each community having health, sports & fitness centres and libraries.



Playing fields to the rear





The A27 via the Steyning Road (A283) is approx. 5 miles to the South and provides access to the city of Brighton & Hove which has an excellent range of all facilities. Shoreham-by-Sea, approx. 6 miles to the South, has a mainline railway station (with services along the South coast to Gatwick and London Victoria), 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 as well as to London and other major centres. Haywards Heath is approx. 16.5 miles and also offers a mainline railway station and similar facilities are available at Horsham to the North. There are a good range of independent and state schools in the area.

Information

Property Reference: 166060

Photos & particulars prepared: June 2026 (Robert Turner MNAEA)

Services: All main services. Recently replaced boiler. The solar panels are available with the remainder of the feeding tariff until 2034.

N.B Contribution towards upkeep of Sands Lane: £10 per month

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

Directions

From Henfield proceed south towards Small Dole. Upon entering the village, take the second turning on the left (almost opposite the Post Office) into Sands Lane and the property will be seen after a short distance on the right hand side.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

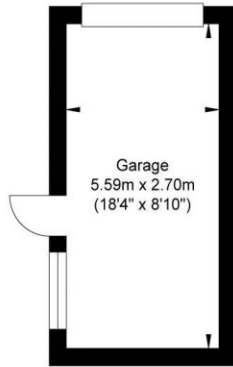
01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



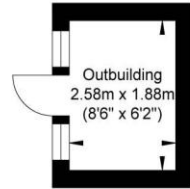
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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



Sands Lane



Garage
5.59m x 2.70m
(18'4" x 8'10")

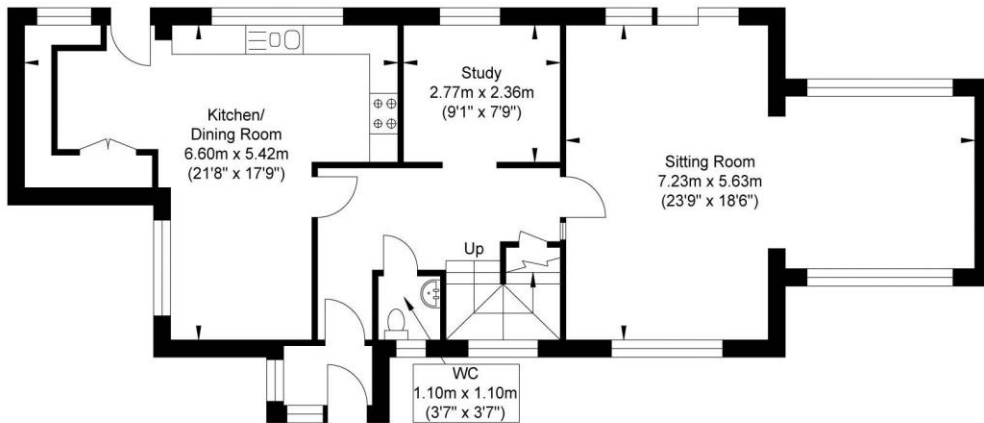


Outbuilding
2.58m x 1.88m
(8'6" x 6'2")

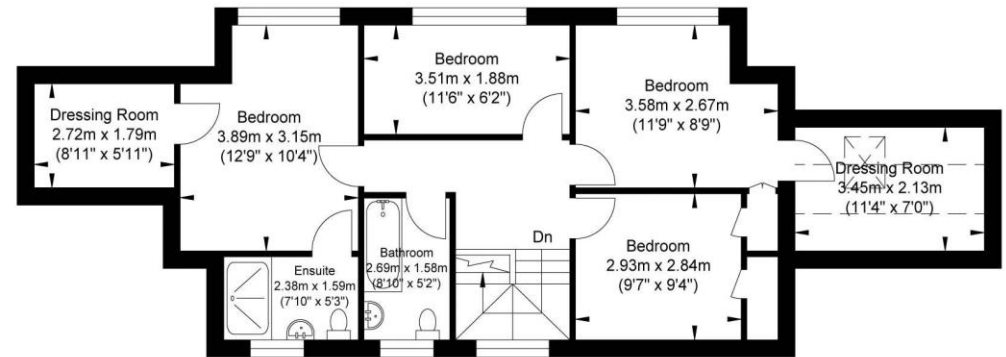
Garage
Approximate Floor Area
162.42 sq ft
(15.09 sq m)

Outbuilding
Approximate Floor Area
52.20 sq ft
(4.85 sq m)

 = Restricted Head Height



Ground Floor
Approximate Floor Area
830.22 sq ft
(77.13 sq m)



First Floor
Approximate Floor Area
718.16 sq ft
(66.72 sq m)



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 143.85 sq m / 1548.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



H.J. BURT
Chartered Surveyors : Estate Agents



rightmove
find your happy

UKLANDand
FARMS.co.uk

01273 495392 | www.hjburt.co.uk