



Bayberry Mist | New Hall Lane | Small Dole, Nr. Henfield | West Sussex | BN5 9YH

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £825,000 | Freehold



- Very well located modern detached four-bedroom home combining contemporary living with exceptional views to the South Downs. Freehold. Council Tax 'G'. EPC 'B'.
- Entrance hall, cloakroom, living room with wood burning stove, dining room, study/snug, fabulous South facing kitchen/family room, utility.
- Garage, driveway parking.
- Good energy efficiency plus underfloor heating to the ground floor.
- Principal ensuite bedroom, 3 further bedrooms & family bathroom.
- Driveway with off-road parking & attached garage. Good size, South facing garden with stunning views.
- Accessible edge of village location within 2.5 miles Henfield, Shoreham 6.75 miles, Hassocks 7 miles, Brighton 12.5 miles, Gatwick 23.5 miles.

Description

Bayberry Mist is a good looking modern detached four-bedroom home combining contemporary living with exceptional countryside views to the South Downs. Situated in a semi-rural but edge of village location approached by means of private residential road, the house offers **very well presented and finished accommodation which primarily faces South to give good light as well the fine outlook down the good size garden and beyond.** This includes a **fabulous kitchen/family room** with island and patio doors leading to garden plus separate **utility, living room with woodburning stove and French doors to garden, dining room** and **study/playroom/snug**. From the first-floor landing there are **four bedrooms** with **contemporary family bathroom** with separate shower as well as **ensuite shower room to the main bedroom**. Externally, the property offers a **garage, driveway parking** and a **good size rear garden with a patio area—perfect for taking in the stunning open views.**

Location

Bayberry Mist lies in a quiet, semi-rural location, to the North-West side of the small village of Small Dole and located approximately midway along New Hall Lane and lying to the North side. Small Dole includes a local shop, The Fox pub and village hall and more extensive facilities can be found at Henfield to the North-East, approx. 2.5 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.

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. 6.75 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 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 is a good range of independent and state schools in the area. Public footpaths are accessible on New Hall Lane.

Information: Property Ref: HJB03403.

Photos & particulars prepared: May 2026 & September 2026 (ref RBA)

Services: Mains water, electricity, gas and drainage.

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

Directions: [what3words///tasteful.speedy.miles](https://www.what3words.com/what3words/tasteful.speedy.miles)

From Henfield, proceed South to Small Dole on the A2037. Just before the village, New Hall Lane will be found on the right/West side of the road. Turn into this lane and Bayberry Mist will be found approximately halfway along the lane on the left/South side.

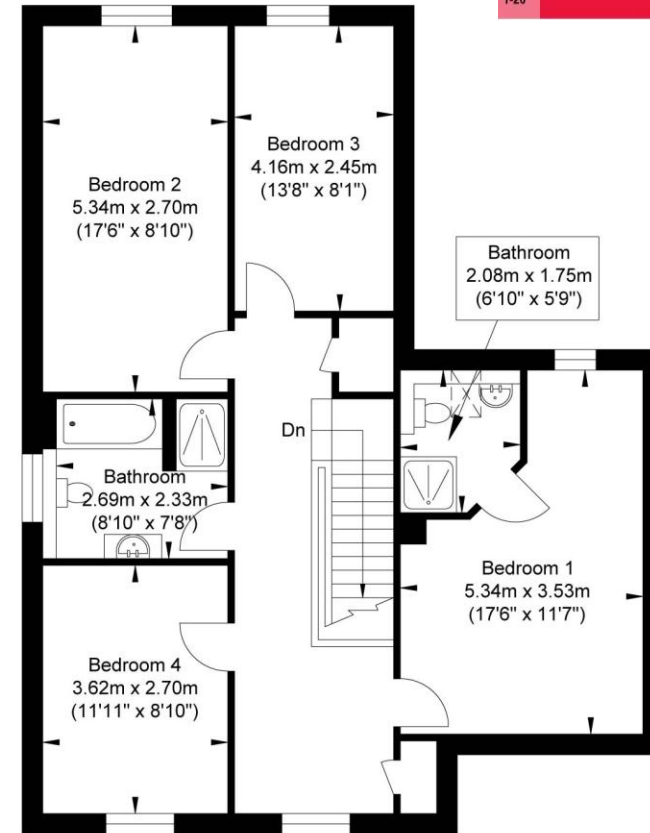
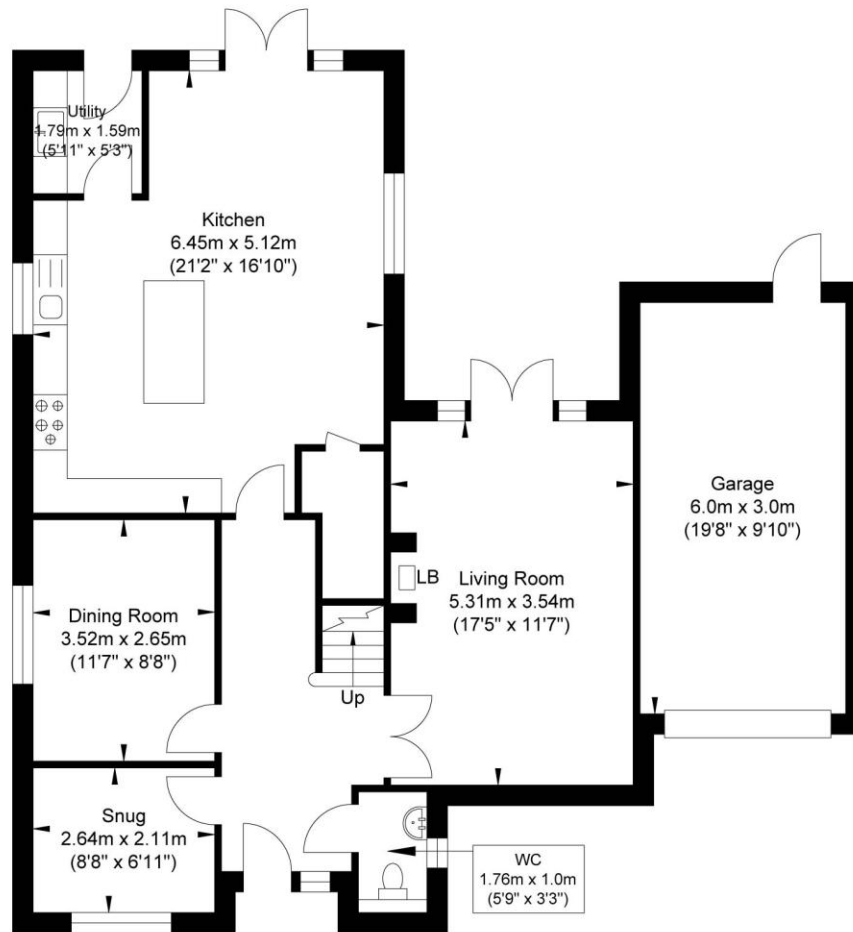






New Hall Lane

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
1082.20 sq ft
(100.54 sq m)

First Floor
Approximate Floor Area
849.16 sq ft
(78.89 sq m)

Approximate Gross Internal Area (Including Garage) = 179.43 sq m / 1931.36 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



H.J. BURT Steyning 01903 879488 or H.J. BURT Henfield 01273 495392

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.

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