



**Clarendon, Wood Lane  
Henfield, West Sussex BN5 9YF  
Guide Price £699,950 Freehold**

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ESTATE AGENTS

# **A Detached & Extended Bungalow, presented in Good Condition throughout. Boasting a sizeable Garden of over 130 Ft, Three Garages & Huge Patio in the Semi Rural Hamlet of Small Dole.**

## **Small Dole**

The property is situated in a popular residential location within the hamlet of Small Dole which has a general store/post office, public house and village hall. More amenities are available in Henfield village situated approx. two miles north and Steyning approx. three miles south. Mainline stations are available at Shoreham-by-Sea, Hassocks, Haywards heath and Brighton. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## **Description**

Stevens are delighted to offer for sale this detached and extended bungalow, located near the end of Wood Lane, set on a plot of nearly 1/4 of an acre in the quiet and desirable hamlet of Small Dole. The property features three double bedrooms and has been well maintained throughout.

A neat privet hedge surround the front of the property on three sides, concealing a large block-paved driveway that can accommodate at least three or four cars. Additionally, the first of three garages provides extra parking or storage space. The property is accessed via a storm porch that leads into a hallway, which connects to the first of two ground-floor bedrooms. Both ground-floor bedrooms overlook the front and are considered double rooms, each are equipped with built-in wardrobe storage and recently fitted plantation shutters.

The hallway opens into the main living area, which is a spacious living room offering the first glimpse of the garden through glazed French doors. All other rooms branch off from this central space. A wooden open-tread staircase leads to a loft bedroom that has been added, with ample additional storage cupboards and eaves space that could potentially be converted into another bedroom and/or bathroom, subject to necessary consents.

The large shower room is fitted with an oversized shower cubicle, fully tiled for a luxurious feel. Flowing from the open hallway is the generous kitchen, which features a full bank of high-gloss storage on one side and half-height storage below the countertop on the other, cleverly concealing essential white goods. The dining area at the end of the kitchen offers a lovely view of the rear garden.

From the kitchen, an extensive patio has been laid, complete with a neat awning to extend the usable space. The expansive garden measures over 130 feet and is predominantly laid to lawn. At the rear of the garden, there is a mini-orchard of established apple trees and a pair of garages with electricity, both accessed separately via the adjacent road and private gates.

In our opinion, an internal viewing is essential to fully appreciate the size and condition of this beautiful detached bungalow and its gardens!

## **Property Information**

Council Tax Band E: £3055.09 2026/2027

Utilities: Mains Gas & Electric. Mains Water & Sewerage.

Parking: Private Driveway & Double Garage.

Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (OFCOM Checker)

Mobile: Good Coverage (OFCOM Checker)

## **Property Misdescription Act 1991**

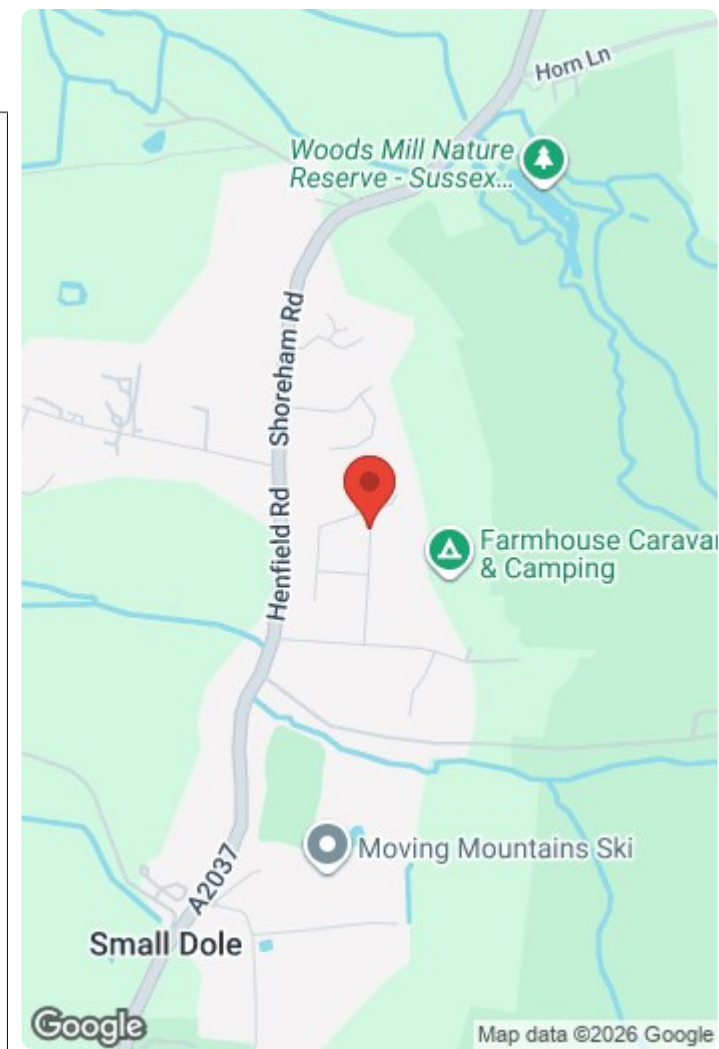
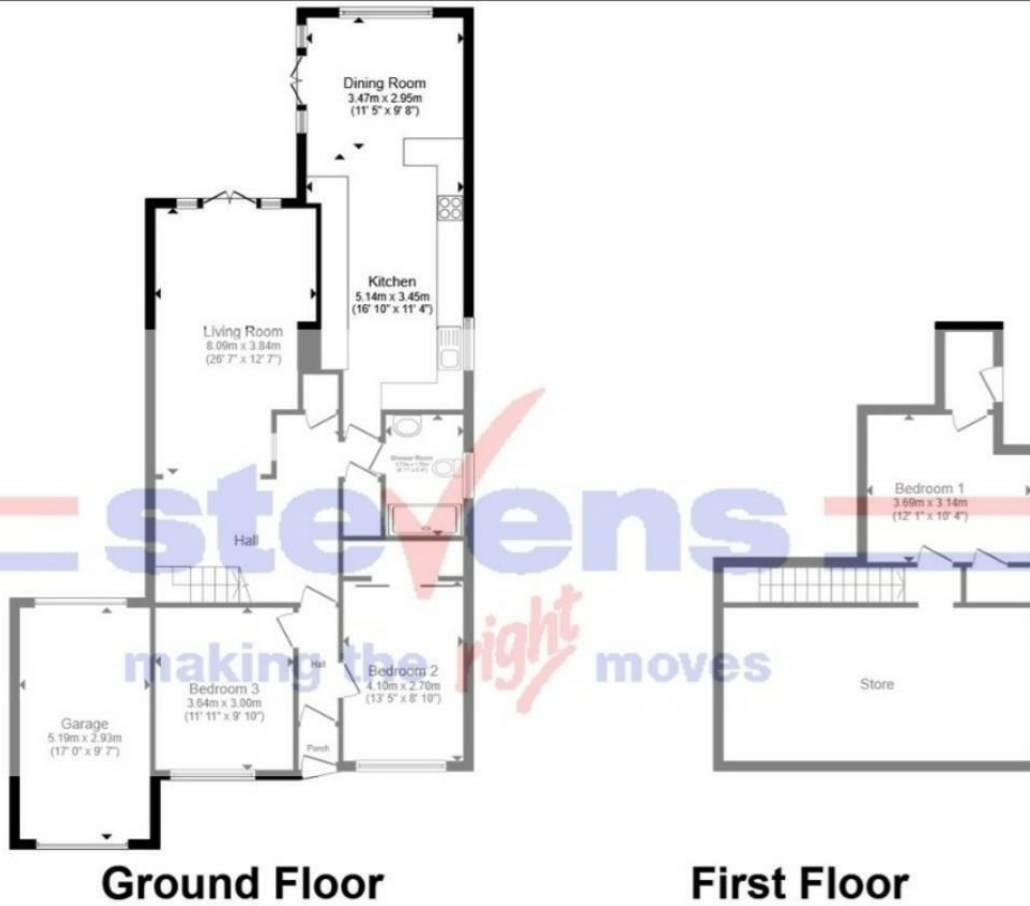
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.









Total floor area 160.4 m<sup>2</sup> (1,726 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Viewings by appointment only**  
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[www.stevens-estates.co.uk](http://www.stevens-estates.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	