



hamlyn
smith.

Silver Birches, Henfield, BN5 9YT

Guide price
£1,100,000 - £1,150,000

hamlyn smith.



5 Bedrooms



2 Receptions



2 Bathrooms

Guide Price £1,100,000 - £1,150,000 Stunning five-bedroom detached house with a garage and off-street parking and a large garden which backs onto woodland in this quiet close near Small Dole.

- Substantial 5 bedroom family home
- Set within an exclusive development
- Private rear garden backing onto woodland
- Double garage and large drive
- Sought after village location
- 2629 sqft



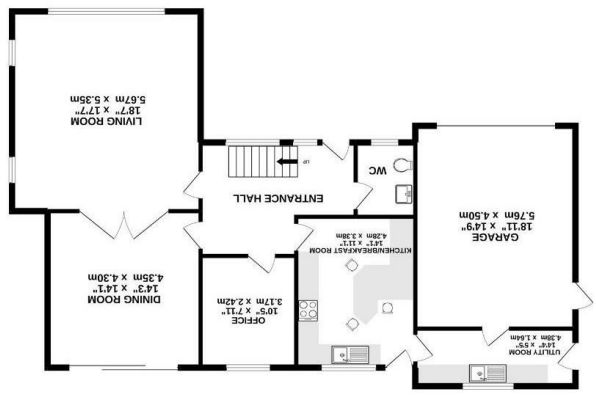


Hamlyn Smith are delighted to be marketing this immaculately presented five-bedroom detached house, in a quiet close in Small Dole. Silver Birches is a prestigious development of only eleven houses, built in the 1990s to different designs. The house stands on a generous plot with a large garden, off-street parking and a garage. As a result of the substantial amount of space allocated to each home, and the thoughtful positioning of each house, once inside you are not aware of, or overlooked by, any of the houses close by. This house has been a happy family home for three decades and is beautifully presented throughout. The front door opens to a wide entrance hall with stairs leading to the first floor. The reception rooms are elegantly proportioned and welcoming, beginning with a 30 square metre living room, which opens onto a large dining room. With double doors between these rooms, there are fantastic open views through the house to the garden. A fabulous modern kitchen also has a breakfast bar and there is further access to the garden and to the utility room which has a second sink and plenty of space for appliances. From here there is a door onto the garage and to the outside/side access of the house. On the ground floor, there is also a study/home overlooking the garden. The garden is beautiful; a majestic oak stands in its centre and there is also an apple tree and plum tree, mature shrubs, and a large lawn. The garden backs onto protected woodland. Nearest the house a patio area has space for a table and chairs and tucked away to the side of the house is a useful shed. There is also access from the garden along the side of the property, via a gate, to the front drive. As you climb the stairs to the first floor you pass a fantastic 3.5 metre-high window which floods both the downstairs hall and the upstairs landing with light. There are five fantastic spacious bedrooms on this floor. The master suite is a fabulous space which has its own dressing room, housing built-in wardrobes, and a large ensuite bathroom with a separate shower. There is a further family bathroom off the main landing which serves the remaining bedrooms.

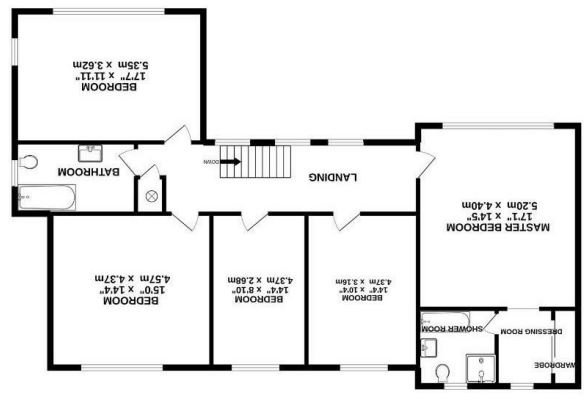
In the village of Small Dole, you will find a post office and a general store. The Fox pub, which offers pub grub and a takeaway menu, is a ten-minute walk from the nature reserve is moments away. The renowned Ginger Fox restaurant is a few minutes drive away, as are Singing Hills Golf Club, The Dyke Golf Club and Wickwoods Country Club. The larger village of Henfield which has numerous pubs and cafes and further amenities is five minutes by car, while Brighton and Gatwick are within easy reach by road and Hassocks train station is a 15 minute drive away where regular Southern and Thameslink services run to London Victoria, London Bridge, Bedford, Brighton, Littlehampton and Worthing.



GROUND FLOOR (122.1 sq.m.) approx.



1ST FLOOR (122.2 sq.m.) approx.



SILVER BIRCHES

TOTAL FLOOR AREA : 2629 sq.ft. (244.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 or efficiency can be given.

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