



hamlyn
smith.

Silver Birches, Henfield, BN5 9YT

Guide price
£1,000,000 - £1,050,000

hamlyn smith.



5 Bedrooms



3 Receptions



2 Bathrooms

****Guide Price £1,000,000 - £1,050,000**** Beautifully presented five-bedroom detached house with a garage, off-street parking, and an exquisite garden which backs onto woodland in this quiet close near Small Dole.

- Substantial detached family home
- Sought-after village location
- Set within an exclusive development
- Large drive and double garage
- Front and rear gardens backing onto woodland
- Well presented throughout





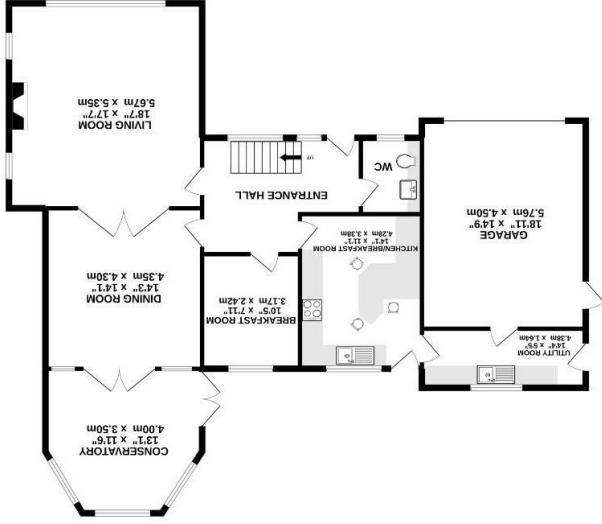
Silver Birches is a lovely leafy close of only eleven houses, built in the 1990s to different designs. This superb five-bedroom detached house, on the market with Hamlyn Smith, stands on a generous plot with large front and back gardens, off-street parking and a garage. The house and gardens have been scrupulously cared for and improved by the current owners, who have owned the house from new. The front door opens to a wide entrance hall with stairs leading to the first floor. The reception rooms are spacious and welcoming, beginning with a 50 square metre living room, which opens onto a large dining room, that in turn opens onto the conservatory. With double doors between these rooms, there are fantastic vistas through the house to the garden. Another self-contained reception room currently being used as a breakfast room could equally be used as a downstairs home office. Next door to the breakfast room, 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. The garden will take your breath away, it has two magnificent oak trees, fruit trees, mature shrubs, and a large lawn. The garden backs onto protected woodland. A greenhouse and two sheds should meet the needs of any keen gardeners and there is access from the garden along the side of the house via a gate to the front drive.

As you climb the stairs to the first floor you will be struck by the size of the light and airy top floor landing from which the bedrooms are all accessed. The Master Bedroom suite steals the show, being over five metres in length, with a door onto a separate dressing room housing built-in wardrobes, and then to a large ensuite shower room with his and hers wash basins. There are a further four good size bedrooms served by a family bathroom which has both a bath and a separate shower.

The owners have loved living here and particularly the easy access to the South Downs and the fantastic walks that can begin from the doorstep. If you are looking to get the family out into the countryside or walk the dog in beautiful surroundings, then this spot will be perfect. In the village of Small Dole, you will find the local Fox pub, a post office and a general store. The renowned Ginger Fox restaurant is a few minutes drive away. The larger village of Henfield which has numerous pubs and cafes and further amenities is also five minutes drive. Singing Hills Golf Club and The Dyke Golf Club and Wickwoods Country Club are close by. 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. By road, you have easy access to the A23 and the A27.



GROUND FLOOR (137.1 sq.m.) approx.



SILVER BIRCHES

TOTAL FLOOR AREA : 2791 sq.ft. (259.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR (122.2 sq.m.) approx.

