



**Saxton, Sands Lane,
Small Dole, West Sussex, BN5 9YL
Offers In The Region Of £685,000 Freehold**

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making the *right* moves
ESTATE AGENTS

Offered for Sale with No-Onward Chain is this Four Bedroom Detached Family Home, with a Separate Home Office, Favoured Southerly Facing Rear Garden and Located at the Entrance to a Sought After Private Road!

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 to the market this Detached & Extended Family Home, with No-Onward Chain. Located in the heart of Small Dole, at the entrance to this sought-after Private Road, with delightful walks on the doorstep amongst the Bluebells of Tottington Woods. "Saxton" is found behind a neat privet hedge, and the approach features separate garage and parking for multiple vehicles on one side, whilst the other boasts the buffer of a wrap-around lawned garden.

Upon entering, you'll immediately appreciate the generous size and flow of the property. All the rooms offer beautiful views of the rear garden and benefit from a southerly aspect. Both the kitchen/diner and the lounge have previously been extended, with a dedicated home office situated between them. This office could also serve as a full-time dining room or potentially a fifth bedroom if needed.

From the ground floor, stairs lead to the first floor, where all four bedrooms are conveniently located. Although all four bedrooms are considered doubles, bedroom two benefits from the extension, providing a suitable dressing area or a current nursery. The principal bedroom includes a walk-in wardrobe and an en-suite shower room.

Outside, the property enjoys a southerly aspect, with the garden primarily laid to lawn. A gently flowing brook runs through the rear part of the garden, adjacent to Mackley Sports Field.

Additional features worth mentioning include solar panels, which are available with the remainder of the feed-in tariff until 2034, a downstairs W/C, and a detached garage equipped with both power and light.

In our opinion, early viewing is essential to fully appreciate all that this family home has to offer!

Property Information

Council Tax Band F: £3,436.34 2025/2026

Utilities: Mains Gas & Electric. Mains water and sewerage

Parking: Garage & private driveway

Broadband: 6 Mbps, 80 Mbps (OFCOM checker)

Mobile: Variable/Good coverage (OFCOM checker)

Please note that the current vendors pay a small annual fee to use and maintain the space at the far end of the garden. (To be re-agreed with current land owner)
Fund for the Private Road £10 P/M

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.

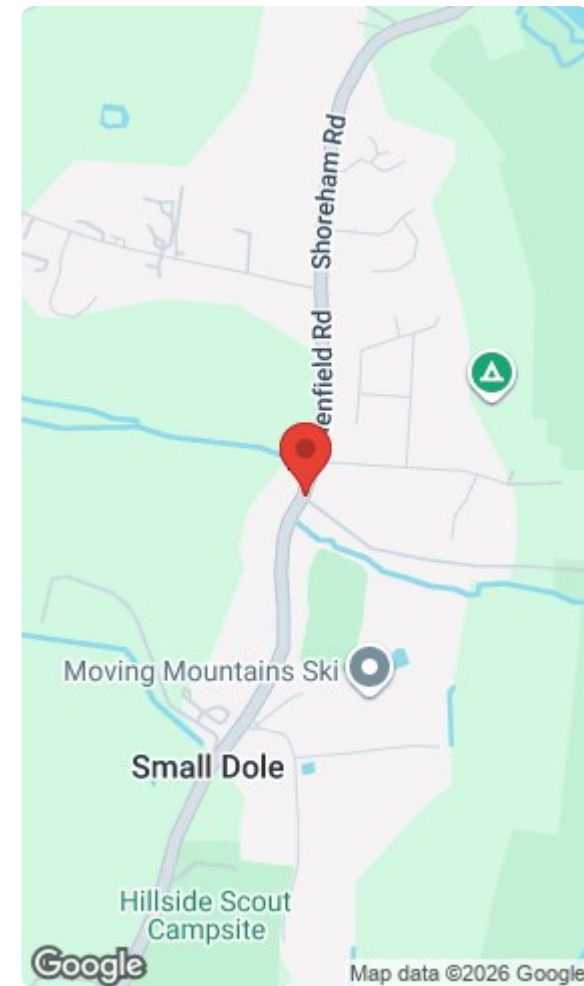
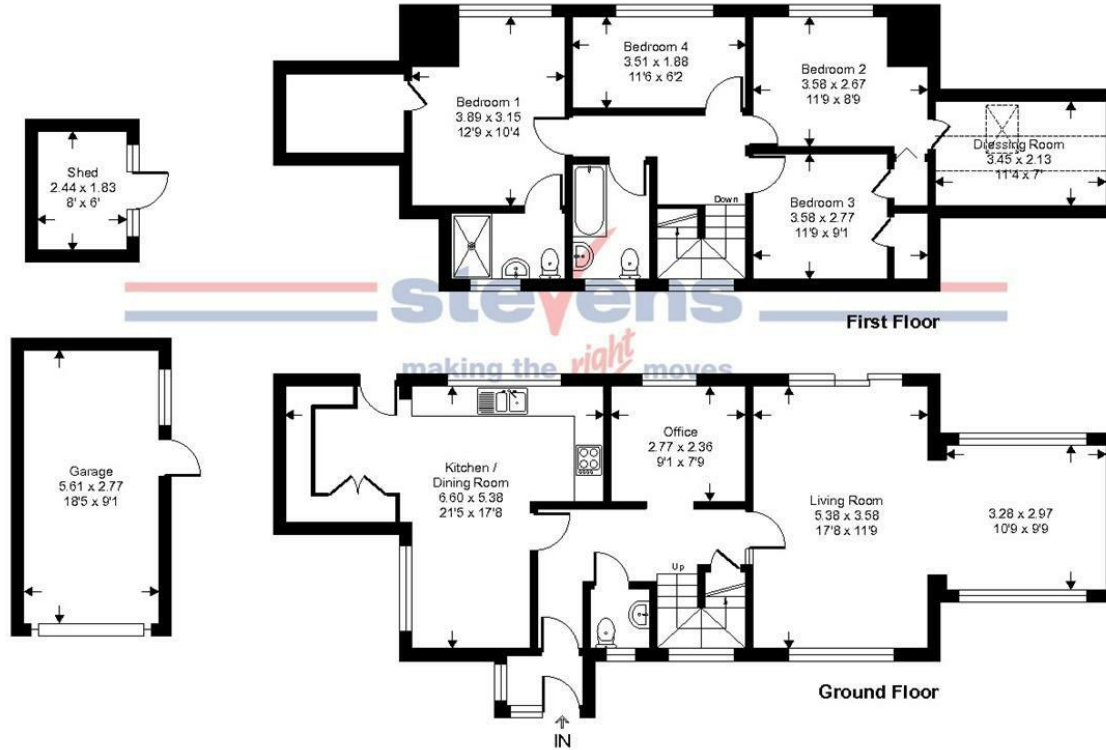




 = Reduced headroom

Sands Lane, BN5

Approximate Gross Internal Area = 137.8 sq m / 1484 sq ft
 Approximate Garage Internal Area = 15.5 sq m / 167 sq ft
 Approximate Outbuilding Internal Area = 4.4 sq m / 48 sq ft
 Approximate Total Internal Area = 157.7 sq m / 1699 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83

Viewings by appointment only

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England & Wales

EU Directive 2002/91/EC

