



2 | Beechwood | Small Dole | West Sussex | BN5 9YS

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £925,000 | Freehold



- Outstanding detached family house. EPC 'C'. Council Tax Band 'G'
- Formerly a show house within an exclusive residential location
- Four large double bedrooms, four reception rooms
- Driveway providing parking for numerous cars
- Double garage with electric roller door
- Large, secluded gardens backing onto Woods Mill Nature Reserve
- Gas central heating. Double glazed windows with leaded lights

Description

An exceptional detached four-bedroom, four reception room family house set in an exclusive, high quality residential development of individual, yet similar sized houses. The property has a driveway providing parking for numerous cars and double garage with an electric up and over door. The extremely spacious and well-appointed accommodation that totals 2500 square feet comprises; well fitted kitchen with appliances, utility room, dining room overlooking garden, large sitting room, snug/family room, study, ground floor shower room, main bedroom with dressing room and ensuite, further ensuite double bedroom, two further large double bedrooms, large family bathroom. The large rear garden is well secluded and backs onto Woods Mill nature reserve. An internal inspection is highly recommended to fully appreciate this stunning property.

An **Open Covered Porch** and panelled front door lead to the **Entrance Hall** where there is a **Shower/Cloakroom**. The lovely double aspect, **Sitting Room** has double doors leading to the rear patio area and rear garden. The Study has double glazed windows overlooking the front of the property whilst the **Dining Room** also overlooks the rear garden. The superb **Kitchen** is fitted in a range of limed fronted units with integrated appliances, including double oven with extractor canopy over and dishwasher. This in turn leads to the separate **Utility Room** that has a modern Ideal gas boiler and door to the outside. Beyond this is another double aspect reception room ideally used as a **Snug/Family Room** that also has double doors lean to the rear.

A return staircase leads to the spacious landing with the airing cupboard. There are four large bedrooms on this floor including a **Main Bedroom** with dressing room and **Ensuite Bathroom**. The **Second Bedroom** also has an **Ensuite Shower Room** whilst **Bedrooms**

Three and **Four** both have fitted wardrobes. Bedroom three could be split into two single rooms as access is currently via two doors. The **Bathroom** is fitted in a modern suite comprising panelled bath, wash hand basin, WC and bidet.

Outside: To the front of the property is a pretty garden with low hedging and and extensive brick paver driveway with parking for several cars leading to the Detached Garage. Electric roller door and a rear personnel door. There is gated access to the delightful, secluded east facing rear garden that is laid mainly to lawn with an extensive patio area ideal for al fresco dining. The sizeable rear garden is well screened by mature shrubs and trees and backs onto Woodmill nature reserve, providing a truly tranquil setting.

Location

The property is situated in a quiet cul-de-sac in a popular residential location just outside the small village of Small Dole in a convenient yet semi-rural location to the south of Henfield (approximately 1.8 miles). Henfield High Street offers an excellent range of local shopping amenities including a supermarket, butchers, bakers, greengrocers, leisure centre and primary school. The bustling market town of Steyning also has a wide range of community facilities and lies approximately 3 miles to the west of the property. Schooling for all ages is readily available in the surrounding area, including Str Peter's Primary School in Henfield, Lancing College, Shoreham College and Steyning Grammar. Rail links to London are at Shoreham to the south, and Hassocks, Burgess Hill and Haywards Heath to the east. Wickwoods Country Club is about 3 miles, and golf is available at Singing Hills, the Dyke Golf Club and West Hove



Information

Property Reference: HJB02723

Photos & particulars prepared: December 2023 (Robert Turner MNAEA)

Services: All main services

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

Directions

Proceed from Henfield towards Small Dole on the A2037. Take the second turned left into Hoewood, veer to the right into Beechwood, and the property will be found on the left-hand side.

What Three Words: <https://w3w.co/handfuls.helper.prominent>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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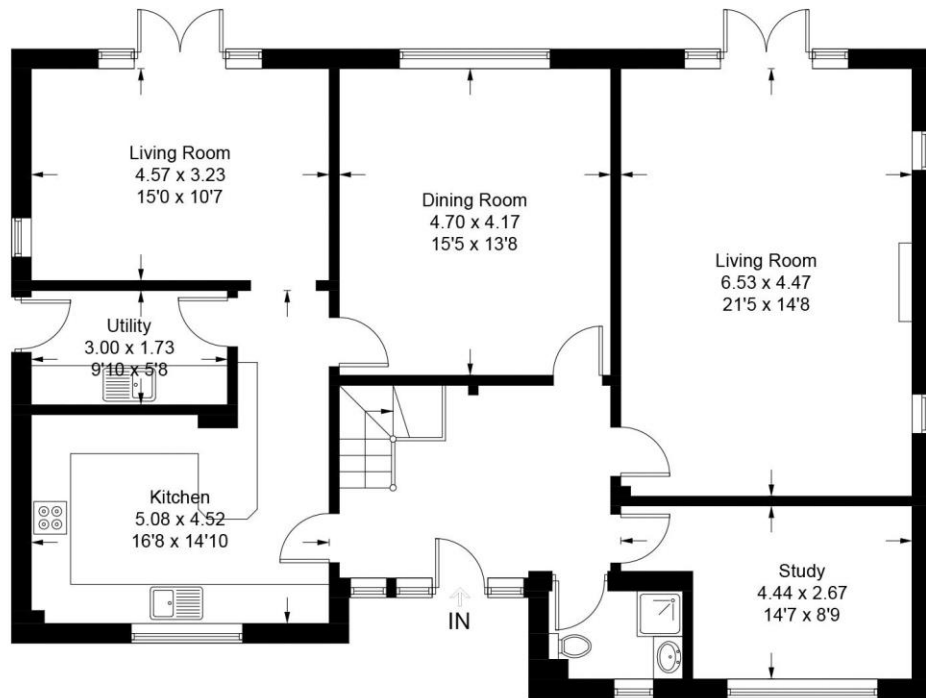
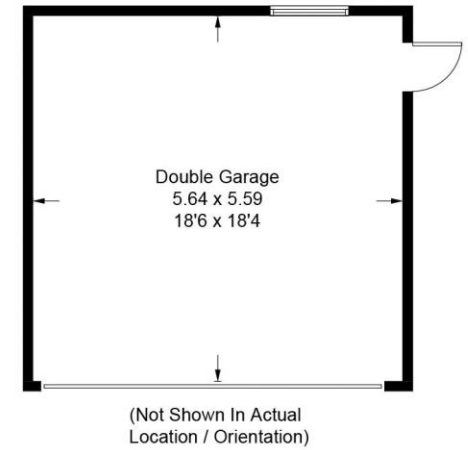


Beechwood, BN5

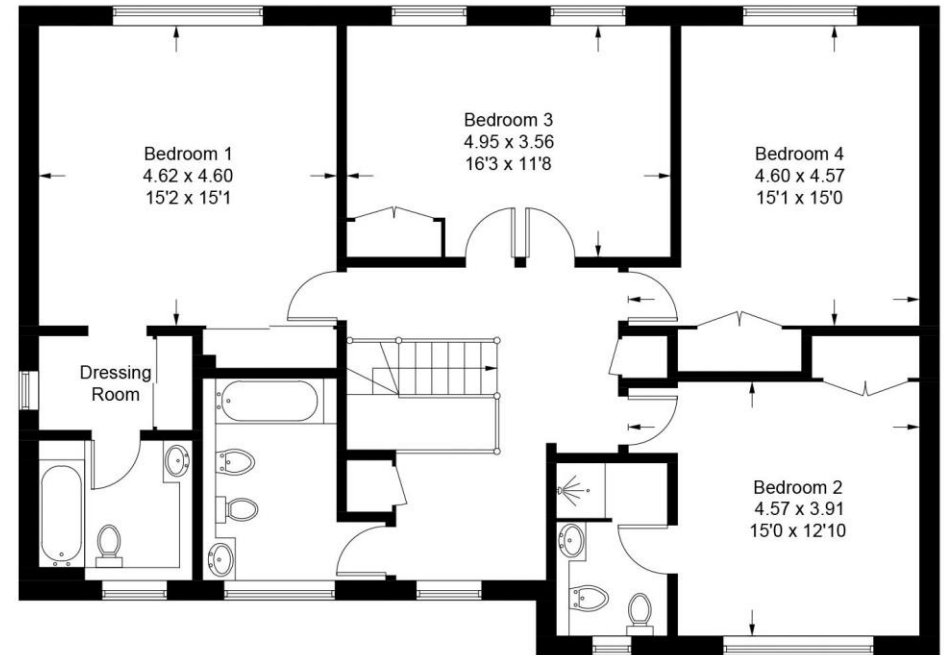
Approximate Gross Internal Area = 236.4 sq m / 2545 sq ft

Double Garage = 31.6 sq m / 340 sq ft

Total = 268.0 sq m / 2885 sq ft



Ground Floor



First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.(ID898291)



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