



Approx. Gross Internal Floor Area 2034 sq. ft / 189.14 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Dyffryn Teg London Road, Balcombe, RH17 6HT

Guide Price £900,000 Freehold

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Welcome Home

Are you a lover of period property and seeking the quintessential village lifestyle, with easy transport links to London, Brighton and Gatwick Airport? If so, Dyffryn Teg could be exactly what you have been waiting for.

This handsome semi-detached period home sits on the northern edge of Balcombe, one of Mid Sussex's most sought-after villages, and offers that rare combination of character, space and day-to-day practicality. Arranged over three floors, with a useful cellar beneath, the house provides over 2,000 sq ft of beautifully presented accommodation, including up to five bedrooms, a study, two bath/shower rooms and generous reception space.

There is a lovely sense of balance here. Original features have been retained and celebrated, while thoughtful modern improvements make the house feel bright, comfortable and ready to enjoy. Add in mature gardens, driveway parking and Balcombe's mainline station within easy reach, and this is a superb family home for those wanting village life without feeling disconnected.

Period Grandeur

The tone is set from the moment you step inside, with a welcoming hallway, beautiful tiled floor and a striking original stained-glass front door. High ceilings of around 9ft, elegant proportions and large sash windows create an immediate feeling of light and space, while period detailing gives the house real warmth and personality.

The principal sitting room sits to the front of the house and is a particularly inviting space, with a broad bay window, plantation shutters, herringbone-style flooring and a handsome feature fireplace. It is a room that works just as well for relaxed evenings as it does for more formal entertaining.

Beyond this, the dining/family room offers another generous reception space, again with attractive proportions and a period fireplace as a focal point. Together, these rooms give the ground floor a wonderfully flexible feel, whether you need separate adult and children's spaces, a formal dining room, a playroom, or somewhere to work from home.

The Kitchen

The kitchen lies to the rear of the house and has a charming, traditional feel with wooden cabinetry, ample worktop space, timber flooring and plenty of natural light. It is a practical everyday kitchen with space for family life to unfold, while also connecting beautifully with the conservatory/breakfast room beyond.

The conservatory is a real asset, creating a bright and sociable space for informal dining, morning coffee or long weekend lunches with views out to the garden. With glazing above and around, it brings the outside in and gives the rear of the house a lovely connection to the greenery beyond.

There is also a separate utility area, ideal for laundry appliances and household storage, helping to keep the main kitchen clutter-free. For those looking to make their own mark, there is obvious future scope to reconfigure or extend the rear of the house by removing the conservatory and creating a larger open-plan kitchen/dining/family space, subject of course to any necessary consents.

A downstairs cloakroom/WC and a useful cellar complete the practical ground and lower-ground floor arrangements.



Bed & Bath

The bedroom accommodation is arranged across the first and second floors, providing excellent flexibility for family life, guests and home working.

On the first floor there are three bedrooms, including two generous doubles with fitted wardrobes, alongside a useful study. The family bathroom is stylishly finished with classic white metro tiling, patterned floor tiles and a bath with shower screen above.

The second floor provides two further well-proportioned bedrooms, making the house ideal for larger families or those needing space for guests, teenagers or hobbies. This level is served by a contemporary shower room with smart tiling, modern fittings and a rooflight that brings in excellent natural light.

Throughout the upper floors, the house continues to offer a calm, tasteful feel, with attractive fireplaces in several bedrooms, sash windows, fitted storage and views across the village setting.

Step Outside, Summer Time's In Bloom

Dyffryn Teg is set back from the road behind mature greenery, giving the house a pleasing sense of privacy. To the front, there is a pretty lawned garden and driveway parking for a number of cars.

The rear garden is a particular highlight. Designed for both entertaining and family use, it includes a paved terrace that is perfect for al-fresco dining, with space for outdoor seating beneath festoon lighting. Beyond this lies an attractive lawn bordered by mature hedging, planted beds and established trees, creating a private and leafy backdrop. It is the kind of garden that feels wonderfully usable: large enough for children to play, peaceful enough for summer evenings, and mature enough to feel established from day one.

Brilliant Balcombe

Dyffryn Teg sits on London Road in the brilliant village of Balcombe. The village station is within short walking distance and provides regular mainline Thameslink & Southern services (approximate best timings: Victoria 46min; London Bridge 40min; Brighton 26min). Village facilities include numerous shops and stores, Jo.Co Coffee shop, Half Moon - the community owned village pub, Balcombe social club, church, sports clubs, primary school and the mainline train station providing links to London, Gatwick Airport and Brighton. Haywards Heath and Crawley offer more extensive shopping and leisure facilities in addition to mainline railway stations (Haywards Heath to Victoria or London Bridge both approximately 47mins). By road, access to surrounding areas can be gained via the A23(M) which lies approximately 4.5 miles to the west at Handcross or north at Maidenbower.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe lake & Ardingly Reservoir with their variety of footpaths, bridleways and angling facilities. The area is renowned for the standard of its schooling in both the private and state sectors with Balcombe Primary School being particularly reputable. A school bus runs through the village providing transport to Warden Park secondary school in the neighbouring village of Cuckfield. In the private sector Worth School and Handcross Park, Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

Watch our Balcombe Area Guide to give you a real sense of life in this fabulous village.

The Specifics

Tenure: Freehold

Title Number: W5X87409

