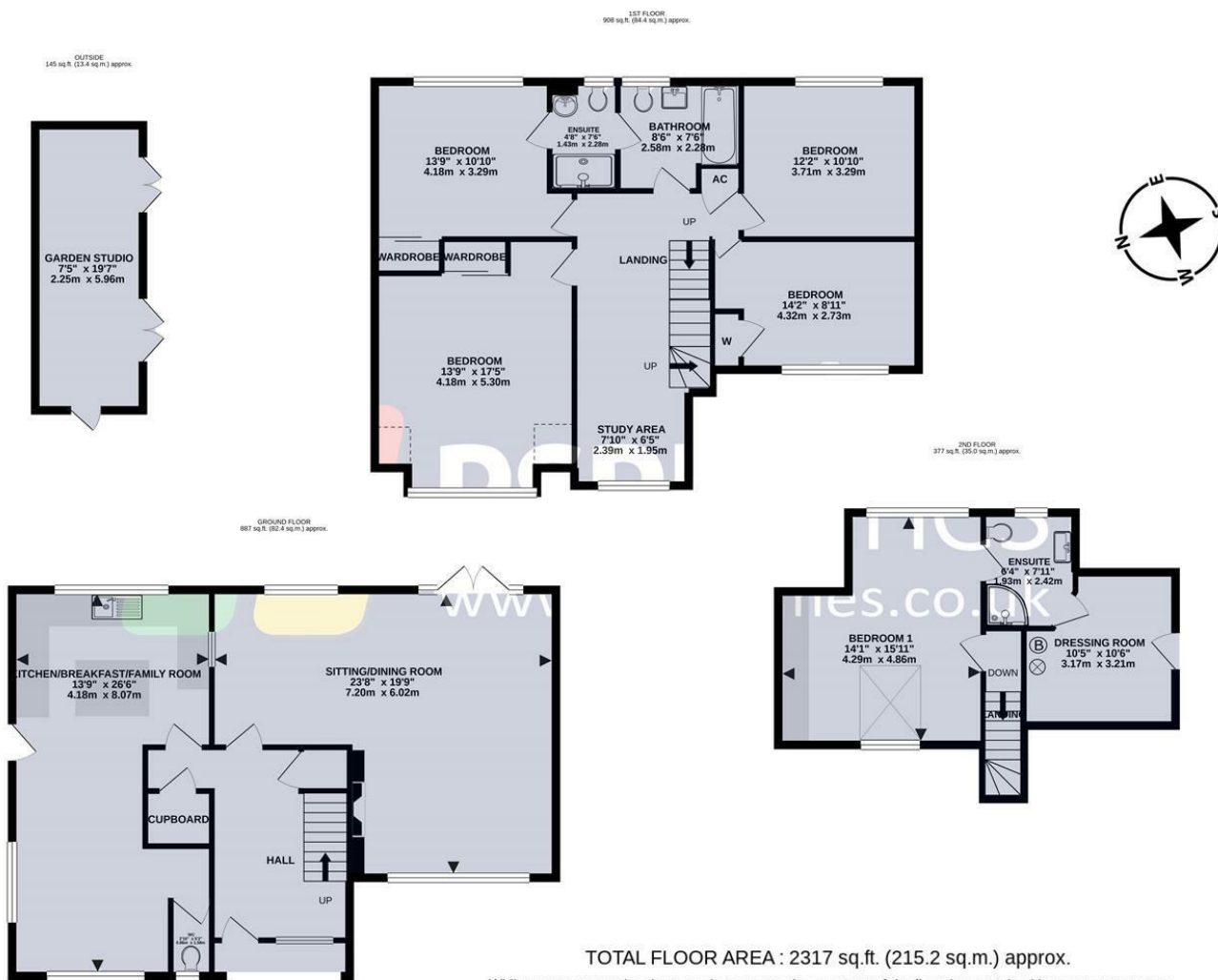
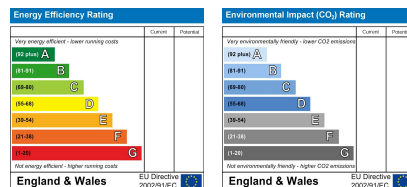




TOTAL FLOOR AREA : 2317 sq.ft. (215.2 sq.m.) approx.

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.

Made with Metropix ©2021



15 Bramble Mead, Balcombe, West Sussex, RH17 6HU

Guide Price £950,000 Freehold



W psphomes.co.uk f /PSPhomes @PSPhomes

VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



@PSPhomes
/PSPhomes
psphomes.co.uk

15 Bramble Mead, Balcombe, West Sussex, RH17 6HU

What we like...

- * Exceptionally spacious family accommodation of 2,300 sq ft over three floors.
- * Five large double bedrooms and three bath/shower rooms.
- * Superb garden studio (former outbuilding) that is perfect for home working.
- * Sought-after Balcombe - village location, mainline rail links to London and a thriving community.
- * Beautiful views to the front and rear.

The House...

This substantial detached family home was built in the mid 1960s and occupies an elevated position in this quiet cul-de-sac, with glorious westerly views to the front and a most convenient location for the village’s mainline station and primary school.

The current vendors have been in occupation since 2014 and undertaken numerous works to enlarge and improve the house including an exceptional loft conversion, first floor extension and conversion of the garage (in 2015) meaning the house now offers an excellent 2,317 sq ft of accommodation.

A central entrance hall enjoys beautiful herringbone parquet flooring that flows through to the spacious L-shaped sitting/dining room that extends to 24ft x 19ft. The room is flooded with natural light due to its dual aspect and has an open fireplace that is perfect for a cold winter’s evening. ‘French’ doors open on to the patio for ‘inside-outside’ living in the summer and the large window enjoys a pleasing vista.

The 27ft kitchen/breakfast/family room is a great space for entertaining with a triple aspect. The kitchen itself has a central island, white gloss units and wooden worktops. There are a range of integrated appliances including oven/hob, dishwasher and washing machine and side door onto the garden. The ground floor also has a cloakroom.

On the first floor the central landing was extended in 2015 to create a really useful study area with the delightful views – the perfect work from home space. Each of the bedrooms on the first floor are spacious double rooms, three of which have built in wardrobes. There is a modern en-suite to one bedroom which has a ‘Jack & Jill’ setup with the contemporary family bathroom, with jacuzzi bath.

A bespoke oak staircase leads to the second floor which comprises entirely of the superb principal bedroom suite that is private from the rest of the house. The bedroom area enjoys a range of fitted drawers and an enormous ‘velux’ window frames a stunning view. There is a contemporary, high specification en-suite shower room that leads through to a walk-in dressing room – making this the perfect master bedroom.

Further attributes include gas fired central heating with upgraded boiler (2015) and double-glazed windows throughout.



Step Outside...

The exceptional garden studio has been superbly converted with a vaulted ceiling, electric heating and power & lighting. This space offers a host of uses including home working space, running a business, home gym or teenager’s den.

The rear garden has been beautifully landscaped with well-stocked beds and borders and a plethora of plants, flowers, shrubs and trees – including a gorgeous Magnolia. There is a gate leading directly on to the recreation ground that is perfect for children to play ball games or a to walk the dog. There are two paved terraces that are great for ‘al-fresco’ dining and expanses of lawn. To one side is a long tool shed that runs the entire depth of the house, whilst the other side provides access to the front.

The house is set well back with a sizable front garden that is laid mainly to lawn. There is driveway parking for two/three cars.

The Location...

Bramble Mead is a quiet residential cul-de-sac within the sought after village of Balcombe, close to the mainline station. Village facilities include numerous shops and stores, tea room, village pub, 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 is less than 4 miles distant in Turners Hill, whilst Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

Information

Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: F
Services: Mains Gas and drainage (not checked)

