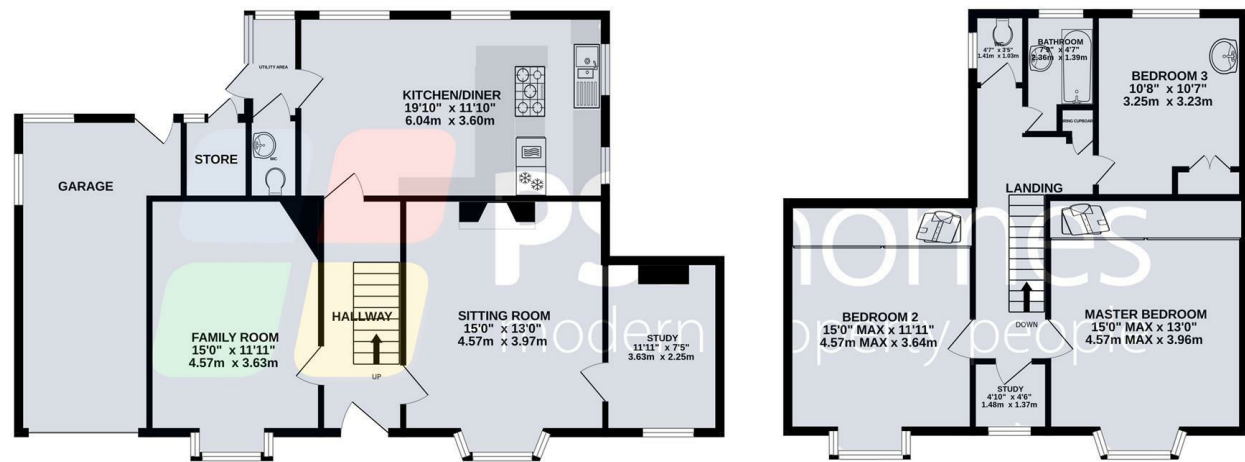
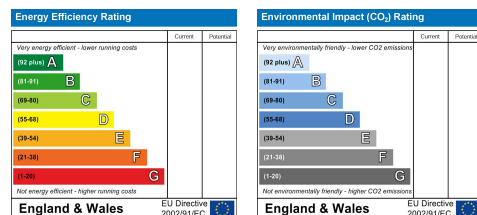




GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.

TOTAL FLOOR AREA: 1658 sq.ft. (154.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Bramble Hill House, Bramble Hill, Balcombe, W. Sussex, RH17 6HR

Guide Price £850,000 Freehold

Bramble Hill House, Bramble Hill, Balcombe, W. Sussex, RH17 6HR

What we like...

- * Ornate period home with plenty of attractive kerb appeal.
- * Envable position in the heart of the village close to station, school, shop and pub.
- * Thriving village with a fabulous community and mainline rail services to London in under an hour.
- * Wealth of retained Victorian character - great for any lover of period property.

Welcome Home...

Welcome to Bramble Hill House – a beautiful detached home that is believed to date from the Edwardian era and is gorgeous example of architecture from this period.

The home is sure to appeal to any lover of Victorian/Edwardian property and retains a wealth of retained character including high ceilings, bay and sash windows, deep skirtings, and ornate fireplaces.

Upon entry you’re welcomed by a central entrance hall with reception room either side offering a great level of versatility. The main sitting room is an inviting space with beautiful fireplace providing a natural focal point. Just off this room is the generous study that is ideal for those who work from home. This room would also make a great teenagers den or occasional ground floor bedroom.

The second sitting room works well as a family room or formal dining room and also enjoys a lovely bay windows.

Across the rear you have a kitchen/diner that could benefit from some cosmetic modernisation but is a good space with plenty of storage and prep space. Appliances include a five-ring gas hob, oven, microwave, washing machine, tumble dryer, fridge/freezer and dishwasher. There is also plenty of space for a dining table making this a social space for the family.

The ground floor also has the essential downstairs loo.

On the first floor you have three good size double bedrooms, nursery/study and the family bathroom with separate WC.

Further benefits include gas fired central heating, recent redecoration and the home is for sale with no onward chain.

Detached period homes such as this rarely come to the market in Balcombe so we recommend an early viewing to avoid disappointment.

Step Outside...

To the rear you have pretty, established but low maintenance garden which is a wedged shape. The paved terrace is perfect for some ‘al-fresco’ dining and steps lead down to a small expanse of lawn.

To the front the house sits neatly behind a brick wall with gated entrance. There is driveway parking for a couple of cars that leads to the attached single garage.

Brilliant Balcombe...

Bramble Hill House sits on Bramble Hill in the heart of the incredibly sought-after Sussex village of Balcombe in the High Weald Area of Outstanding Natural Beauty. Balcombe is one of the most sought-after villages in Mid Sussex with buyers attracted by the mainline rail services, great schools and beautiful open countryside. The village’s station sits on the main London-Brighton line and provides twice-hourly commuters services to London (Victoria/London Bridge - 50 mins), Gatwick Airport (10 mins) and Brighton (28 mins).



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.

The quintessential village is home to around 2000 residents and offers a flourishing community with numerous amenities that are at the heart of village life. The Half Moon Inn gastropub has been at the heart of village life for over 100 years and in 2017 the village residents came together to purchase the pub, making it the only community owned pub in West Sussex. With excellent food and a selection of craft beers and ales, including the village's very own Balcombe Beer! The Balcombe Club is a family & dog friendly social club that hosts regular comedy and music nights and affordable food and drink. The famous Tea Rooms is highly regarded by the locals and offers lunches and light bites, as well as an array of cakes, sweet treats and teas/coffees. For everyday essentials, Balcombe Stores has all you need including fresh milk, bread, local game and the all important post office.

The village is surrounded by glorious open countryside and offers endless walks, great for dog owners. The beautiful Balcombe Lake is picturesque and nearby Ardingly Reservoir provides facilities for water sports and fishing. The village has its own football team that play in the Mid Sussex league and the cricket club dates from around 1869.

Balcombe has a highly regarded primary school. The area is also well represented with an array of strong state and private schools including Handcross Park, Worth, Ardingly College, Hurstpierpoint College and Cumnor House. 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.

The Finer Details...

Tenure: Freehold
Title Number: WSX334142
Local Authority: Mid Sussex District Council
Council Tax Band: F
Plot Size: 0.10 acres (including the house)
Conservation Area: Yes - Balcombe
Available Broadband Speed: Superfast

We believe this information to be correct but recommending intending buyers check personally before exchange of contracts.

