



Grey Gables London Road, Balcombe, West Sussex, RH17 6HS

Price £1,200,000 Freehold



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What we like...

- * Exceptional specification and quality throughout.
- * Glorious rural outlook with utterly stunning sunsets.
- * Beautiful social kitchen with large island.
- * Up to six excellent size bedrooms - perfect for a large family.
- * Planning permission to extend to the rear and externally clad in cedarwood.

The House...

Grey Gables is an exceptional detached residence of 2,810 sq ft, originally built in 1975/6, that has been the subject of loving and painstaking renovation by the existing owner to create a fine family home, with beautiful rural views and stunning sunsets, in a most convenient location for Balcombe’s mainline station.

With touches of class & quality throughout, real attention to detail and most spacious, well-arranged accommodation, it is hard not be impressed. Quality ‘Amtico’ flooring flows through the ground floor, the kitchen is simply sublime and the bath and shower rooms are sleek & contemporary.

Upon entry you are welcomed by an impressive central reception hall with views straight through to the garden. Double doors lead through to a 25ft dual aspect reception room with focal point wood-burner, for those cosier evenings, whilst ‘French’ doors open on to the garden for ‘inside-outside’ living during the summer months. There is a second formal reception room, currently used as a family room – perfect for those with young children or teenagers.

The kitchen is a real ‘wow factor’ space with two-tone units, herringbone flooring, large central island with breakfast bar, stone worktops, integrated appliances and a full height picture window providing a pleasing vista down the garden. A door leads through to the enormous and highly useful utility/boot room. With space for washing machine & tumble dryer, the noisy appliances are hidden away and its an ideal space after a muddy dog walk!

The ground floor also boasts a modern cloakroom and small lower level area, perfect for reading or music.

Stairs rise to the large first floor landing with balcony and extensive built in storage. This level boasts five sizeable double bedrooms and four contemporary bath and shower rooms, each with underfloor heating. The largest of the bedrooms enjoys extensive fitted wardrobes and beautiful views to the rear. Bedrooms 2 has its own stylish en-suite shower room with bespoke curved vanity unit, whilst bedroom 3 has a sleek en-suite bathroom. Bedroom 4 is another good size double room and served by the large, fully tiled family bathroom with separate shower. Bedroom 5 is currently used a home office but would be great for guests. The remaining shower room is a joy to behold, having just been refitted with tasteful floor & wall tiling, walk-in shower, classy vanity unit and vintage style towel rail.

The second floor comprises of a sixth double bedroom/hobby room that extends to over 17ft. There are also two huge eaves loft storage spaces.

Further attributes include gas fired central heating, double glazing, classy décor throughout and quality internal doors.

Step Outside...

To the rear is a beautifully, fully enclosed west facing rear garden backing on to open fields to provide a fantastic feeling of openness and space. The garden extends to approx. 125 ft x 50ft and is bathed in afternoon/evening sunshine and enjoys truly spectacular sunsets. There is large raised patio that is the perfect spot for ‘al-fresco’ dining with lovely rural views. Steps lead down to a large expanse of lawn and there is a plethora of shrubs, trees, plants and flowers providing maturity and pops of colour. There is second paved terrace and summerhouse.



To the front, the transformation of the house continues. The entire frontage has been beautifully landscaped with tiered flower beds, eye-catching pattern tiling and both stepped and ramped approaches to the front door.

The large driveway provides off road parking for 5/6 vehicles, if required and is blocked paved.

The house has also been externally repainted in recent times.

Scope/Potential...

If required, there is further potential to enlarge the house. There is lapsed planning permission for a single storey rear extension, which would create a 5m x 4.5m garden room with large ceiling lantern and bi-fold doors on to the garden. The permission also allows cedar cladding to the front and rear elevation. Planning REF: 14/03535/FUL. There is also scope to extend into the eaves space, STPP.

The Location...

The house sits on London Road within the sought after village of Balcombe, close to the mainline station, perfect for commuters. 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 Handcross Park School has won 'Prep School of the Year 2019' and is 3 miles distant, whilst Worth School is less than 4 miles distant in Turners Hill. Ardingly College, Worth Abbey, Great Walstead and Burgess Hill School for Girls are all also easily accessible.

Information

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: G

