



NORTH LODGE, BALCOMBE



RH & RW  
CLUTTON



**NORTH LODGE**  
**Forest Ridge**  
**Paddockhurst Lane**  
**Balcombe**  
**HAYWARDS HEATH**  
**RH17 6QZ**

*Balcombe Station 2.6 miles, Haywards Heath 7 miles, Gatwick  
via M23 10 miles, Crawley 8 miles  
(All distances are approximate)*

***A classic Lodge with Tank Room Building and adjoining  
private walled garden***

2 good reception rooms • kitchen • lobby • WC  
3 bedrooms • 1 bathroom  
Tank Room with stores having potential for conversion  
(Subject to Planning Consent)  
Very appealing walled garden

**VIEWING**

Viewing strictly by confirmed appointment only with  
the sole Agents RH & RW Clutton, East Grinstead  
Tel: 01342 410122 Extn.1 DDI: 01342 305825



## SITUATION

North Lodge lies just outside Balcombe and to the north of Ardingly Reservoir in West Sussex. The villages of Turners Hill and Ardingly are readily accessible. Haywards Heath is 7 miles and Gatwick Airport only 10 miles away. A wide range of good state and public schools is nearby, together with leisure facilities on Ardingly Reservoir and many local golf courses.

## DESCRIPTION

One of a pair of classic detached lodges previously serving a manor house no longer standing, dating from about 1935, having brick elevations with some window shutters under a tented tiled roof with central chimney stack. A five bar gate opens into a private courtyard with a front door on the side opening into a **hallway**, large **sitting room** through to the **dining room** with central fireplace between, small **kitchen**, rear **lobby**, **WC** and **larder**.

On the first floor the landing has doors off to **3 bedrooms** and **1 bathroom** and a hatch to an expansive roof space.

### *The Tank Room*

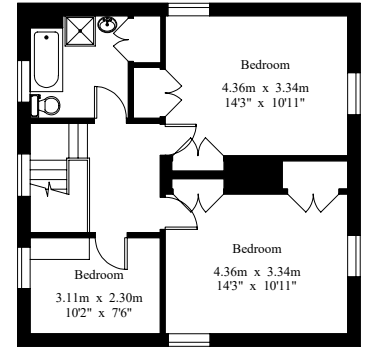
Lying opposite, and detached from the house, this striking brick and tiled building historically housed the locality's water with steel RSJ's still holding up the old tank. There are further brick and corrugated iron stores off the side, and at the rear a lean-to timber shed. There are potential conversion opportunities (subject to planning).

### *The Gardens*

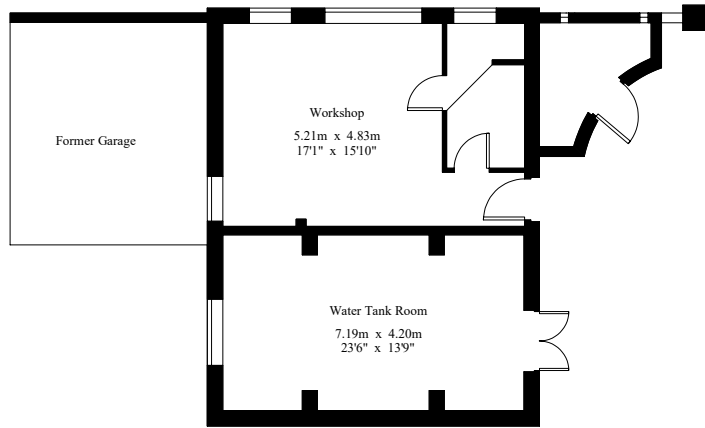
Between the house and the Tank Room a brick entrance, now without gates, opens into a previously stunning **walled garden**, historically in its day, linked with Covent Garden. Whilst the walling remains and includes a post box on the outside, the land has not been cultivated for many years. Classic features such as the ornamental ponds remain, however the glasshouses at the end have now fallen into disrepair (and should not be entered). On the far side of the walled garden there is a small area of Chestnut Coppice. (Note the garden photographs have been enhanced to take out uncleared rubbish piles present at the time)

## North Lodge

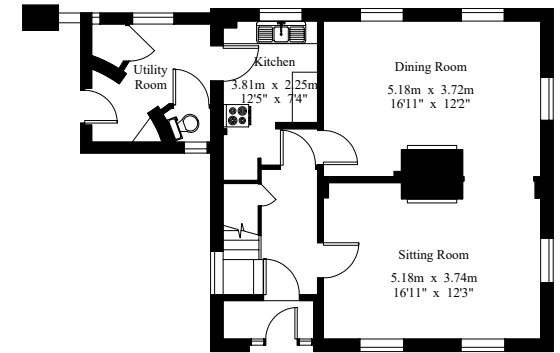
House - Gross Internal Area : 123.8 sq.m (1,332 sq.ft.)  
Outbuilding - Gross Internal Area : 73.3 sq.m (789 sq.ft.)



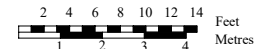
First Floor



Ground Floor



Ground Floor



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NORTH LODGE, BACK LANE,  
PADDOCKHURST



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PROPERTY BOUNDARY



## TENURE & POSSESSION

The property is offered freehold with vacant possession

## SERVICES (Not tested and therefore not warranted)

Mains water and electricity are connected. Drainage is to a Klargesters.

## FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

## TOWN & COUNTRY PLANNING

The property (not withstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them. The property is not listed.

## LOCAL AUTHORITIES

Mid Sussex District Council – 01444 458166

The property lies within the High Weald AONB.

## COUNCIL TAX & EPC

Council Tax: Band E - £2,504.68 (2022/23)

EPC – F32 - (C79)

## DIRECTIONS (RH17 6PE)

**From the north** turn off the B2210 road between Turners Hill and Worth School into Back Lane and proceed south for about 1½ miles and the property will be seen on the right-hand side. **From the south** in the centre of Ardingly turn into Street Lane and then into Balcombe Lane, pass over the reservoir and fork right to Paddockhurst Lane and the property will be seen on the left-hand side.

## HEALTH & SAFETY

Due care must be taken walking in the garden and when looking at the outbuildings, particularly the collapsed greenhouses in the walled garden.

## VIEWING

Further details from the sole agents RH & RW CLUTTON

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