



2 Grasslands Cottages Brantridge Lane, Balcombe

Guide Price £765,000

2 Grasslands Cottages Brantridge Lane

Balcombe, Haywards Heath

Set amidst tranquil woodland, this charming 3-bedroom semi-detached cottage is available to the market for the first time in nearly 20 years.

With a history linked to the nearby Ditton Place it's chocked full of character and we think Grasslands Cottages is the epitome of county living.

As you meander down the quiet lane that leads to this picturesque cottage the surroundings really take you in, and on arrival the country garden is a delight, bursting with colourful blooms, lush greenery and a vegetable garden to keep you in good supply.

Step inside through the proch and hallway and you'll be greeted by a cosy ambience that immediately feels like home. The lovingly maintained interior has a blend of traditional charm and modern comforts, creating a warm and inviting atmosphere that is perfect for both relaxing evenings by the fire and lively gatherings with loved ones.

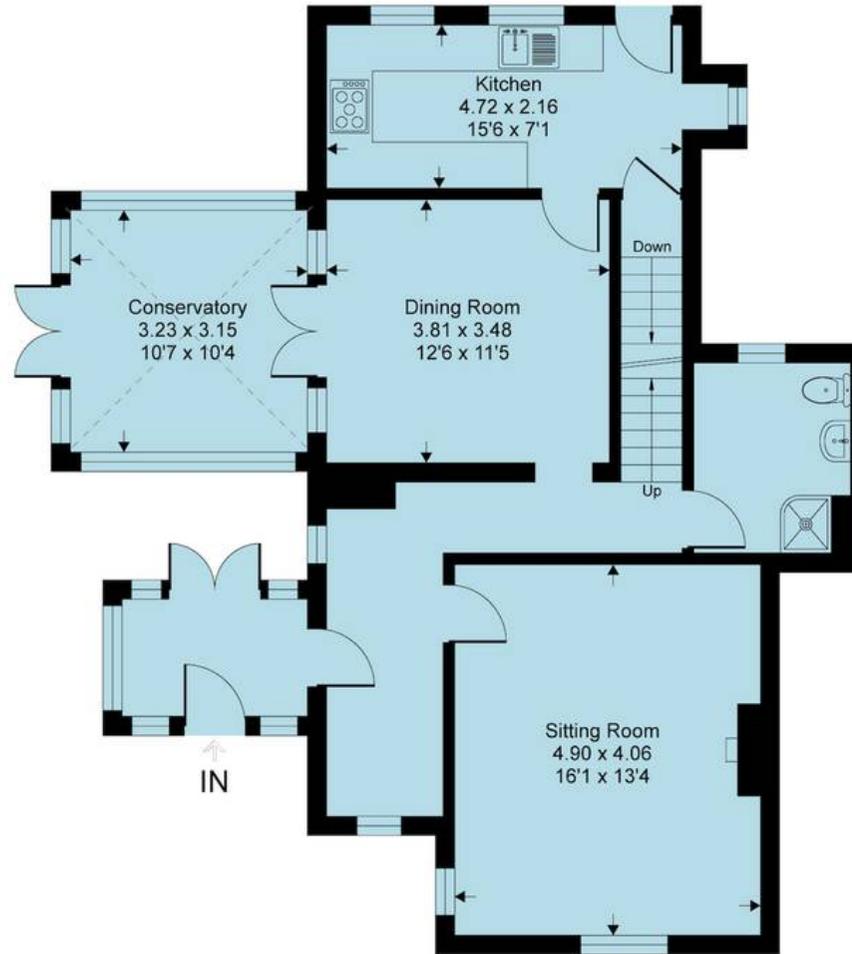
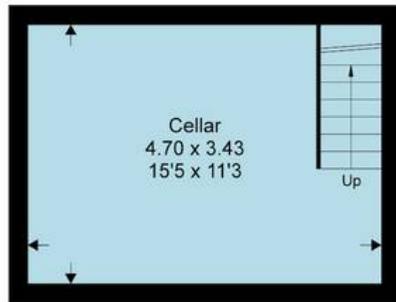
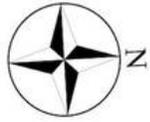
The spacious and bright living room has a lovely reclaimed, period fireplace and is a peaceful space to spend your time. Through the well proportioned dining room and past the solid wood conservatory (which pulls in natural light from the garden) is the well-appointed bespoke kitchen. With granite work surfaces, ample storage and a free standing range cooker. Last but by no means least on the ground floor is a useful shower room.

On the lower ground floor is a very handy cellar, great for storage and housing the boiler, with plenty of space and plumbing for appliances

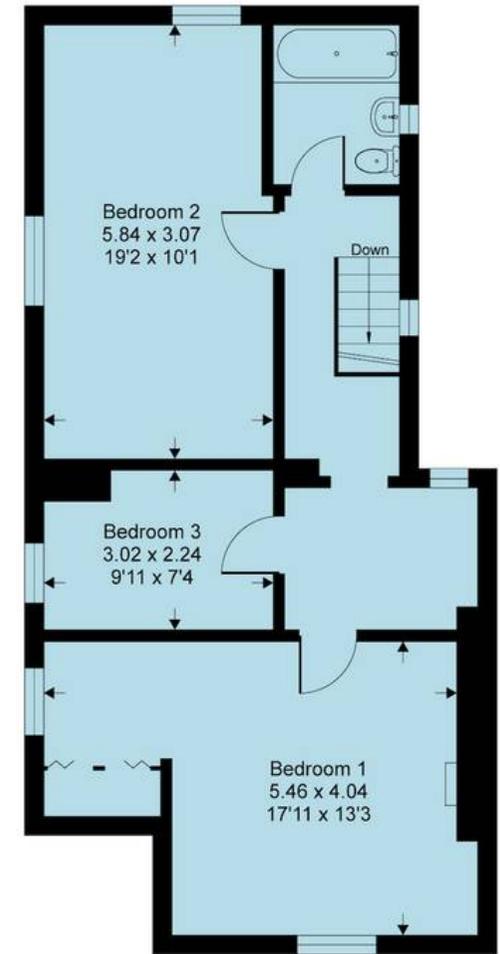


Grasslands Cottages, RH17

Approximate Gross Internal Area = 157 sq m / 1690 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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