



Yew Tree Cottage Haywards Heath Road, Balcombe

Guide Price £575,000

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A Charming 17th-Century Cottage in Balcombe, West Sussex

The cottage has a delightful **landscaped, cottage garden**, providing a peaceful outdoor space. A timber-framed glasshouse and brick potting shed add functionality and character, making it an ideal spot for gardening or relaxation.

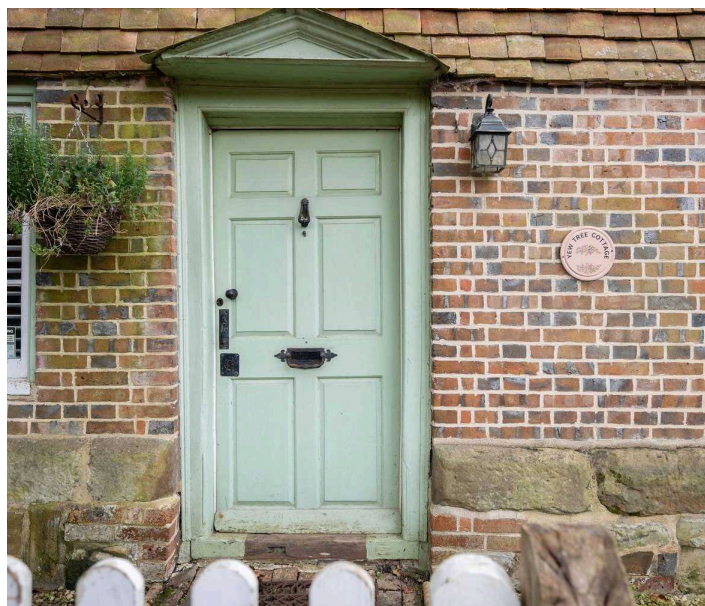
Key Features:

- **Three well-proportioned bedrooms**, offering comfortable living space for families or guests.
- **Characterful interiors**, including solid wood flooring, exposed beams, and an Inglenook fireplace with a woodburner, creating a cozy atmosphere.
- **A blend of traditional charm and modern updates**, designed for everyday comfort.

Being located near **Ardingly Reservoir** and the **Ouse Valley Viaduct**, Yew Tree Cottage is well-placed for those who enjoy walking and outdoor activities. Despite its rural setting, it offers excellent connectivity. Balcombe train station, less than a mile away, provides convenient rail links, while the nearby A/M23 ensures easy access to Gatwick Airport and Brighton.

This property is a wonderful opportunity for anyone looking to enjoy the balance of village life and modern convenience.

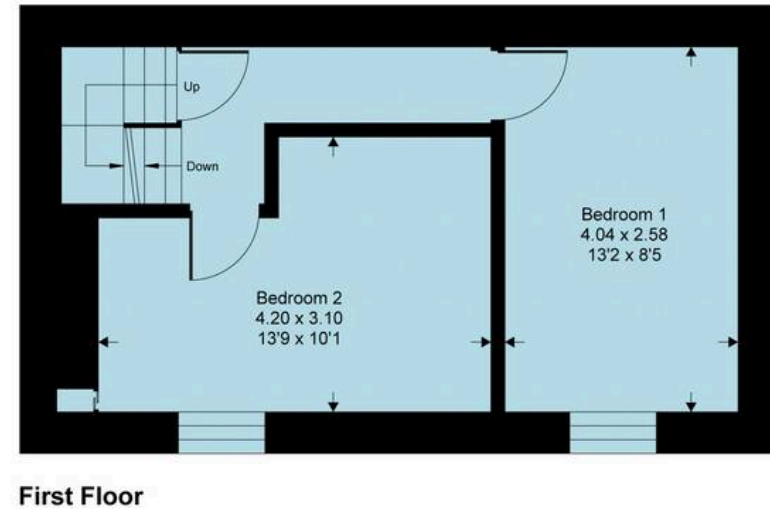
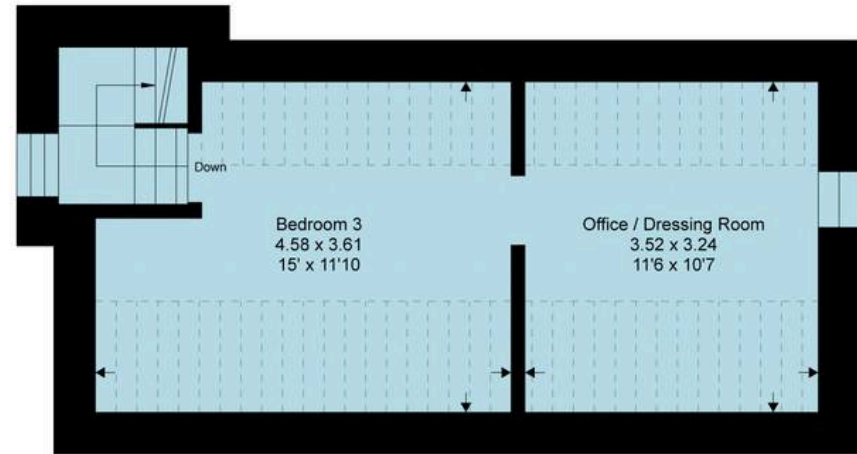
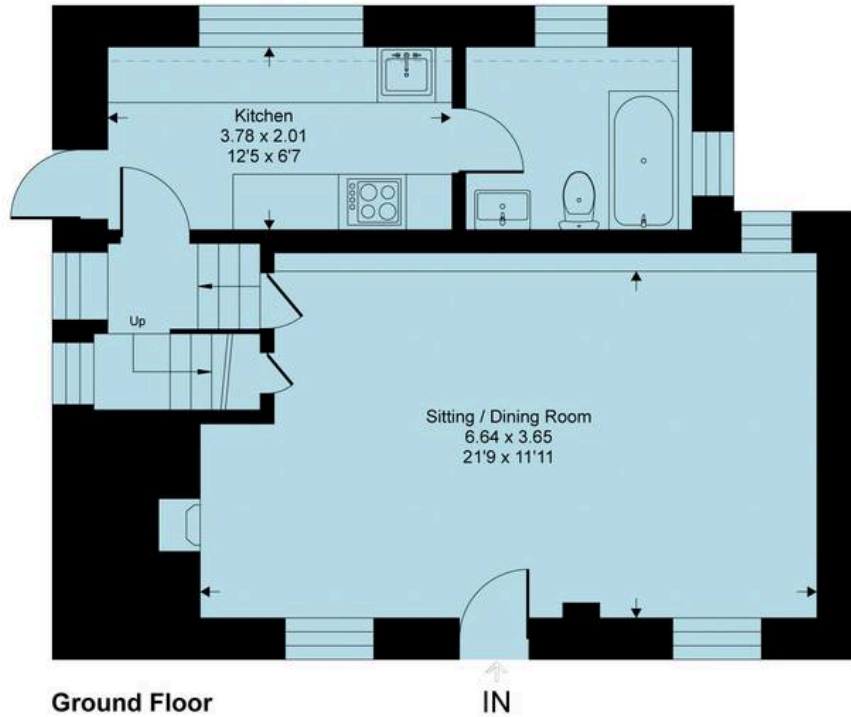
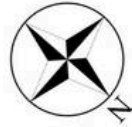
Council Tax band: E / Tenure: Freehold





Yew Tree Cottage, RH17

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft
(excludes restricted head height)



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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