

*A superb 3-bedroom extended Edwardian semi-detached house on c. 0.26 acre plot, situated in the heart of Balcombe village, highly convenient for mainline station, primary school & road access to A/M23.*



Birch House, London Road, Balcombe, West Sussex RH17 6HT

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



Birch House,  
London Road,  
Balcombe,  
West Sussex.  
RH17 6HT

*This beautifully appointed family home offers versatile family living along with the perfect blend of contemporary meeting character, situated in the highly desirable village of Balcombe, a short walk to the mainline railway station and primary school whilst surrounded by glorious open countryside.*

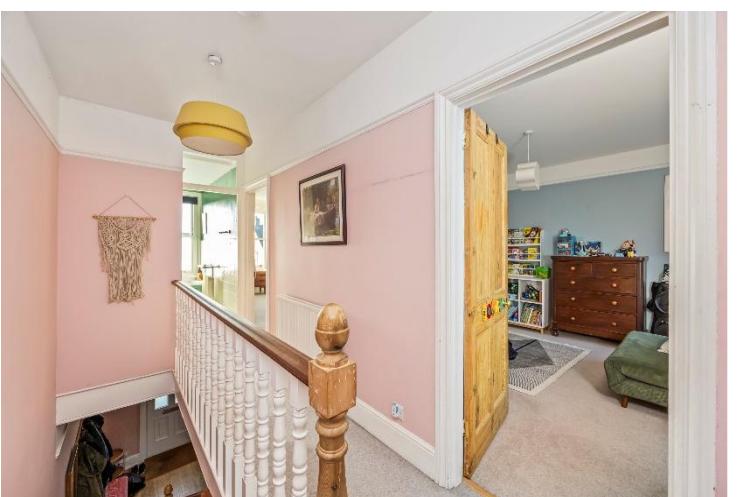
## *the house...*

- 3-DOUBLE BEDROOM SEMI-DETACHED EDWARDIAN HOUSE.
- IMPRESSIVE LIVING ROOM WITH BAY WINDOW AND OPEN FIREPLACE.
- SEPARATE, SPACIOUS FAMILY ROOM WITH CHIMNEY BREAST RECESS.
- IMPRESSIVE, STATE-OF-THE-ART KITCHEN/DINING ROOM EXTENSION WITH BESPOKE, HANDMADE CABINETRY TO INCLUDE UTILITY CUPBOARD.
- GROUND FLOOR CLOAKROOM/WC.
- 3-FIRST FLOOR DOUBLE BEDROOMS WITH PRINCIPAL ENJOYING ELEVATED VIEWS.
- FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE TO FIRST FLOOR.
- GREAT SCOPE TO CONVERT LOFT SPACE (STPP).
- EPC RATING: D. COUNCIL TAX BAND: E.



## *the gardens...*

- LARGE PLOT OF CIRCA 0.26 OF AN ACRE.
- LAWNED FRONT GARDEN WITH WELL-STOCKED SHRUB BORDERS.
- BEAUTIFUL WISERIA ADORNING FAÇADE OF HOUSE.
- PRIVATE BLOCK-PAVED DRIVEWAY & PATHWAY TO FRONT DOOR.
- ATTACHED GARAGE WITH POWER, LIGHT & PERSONAL DOOR TO REAR GARDEN.
- IMPRESSIVE, LANDSCAPED REAR GARDEN WITH LARGE PATIO TERRACE IDEAL FOR SUMMER BBQ'S/ALFRESCO DINING.
- TIMBER SHED/STORE, GREENHOUSE & TIMBER PLAYHOUSE.
- HIGH DEGREE OF PRIVACY AND SECLUSION.



## *in more detail...*



This beautifully appointed, 3-DOUBLE BEDROOM, SEMI-DETACHED EDWARDIAN family home, occupying a generously sized PLOT OF APPROXIMATELY 0.26 OF AN ACRE, offers a perfect blend of CONTEMPORARY MEETING CHARACTER whilst conveniently situated close to the heart of the highly desirable village of Balcombe where its MAINLINE RAILWAY STATION and PRIMARY SCHOOL are within a short walk.

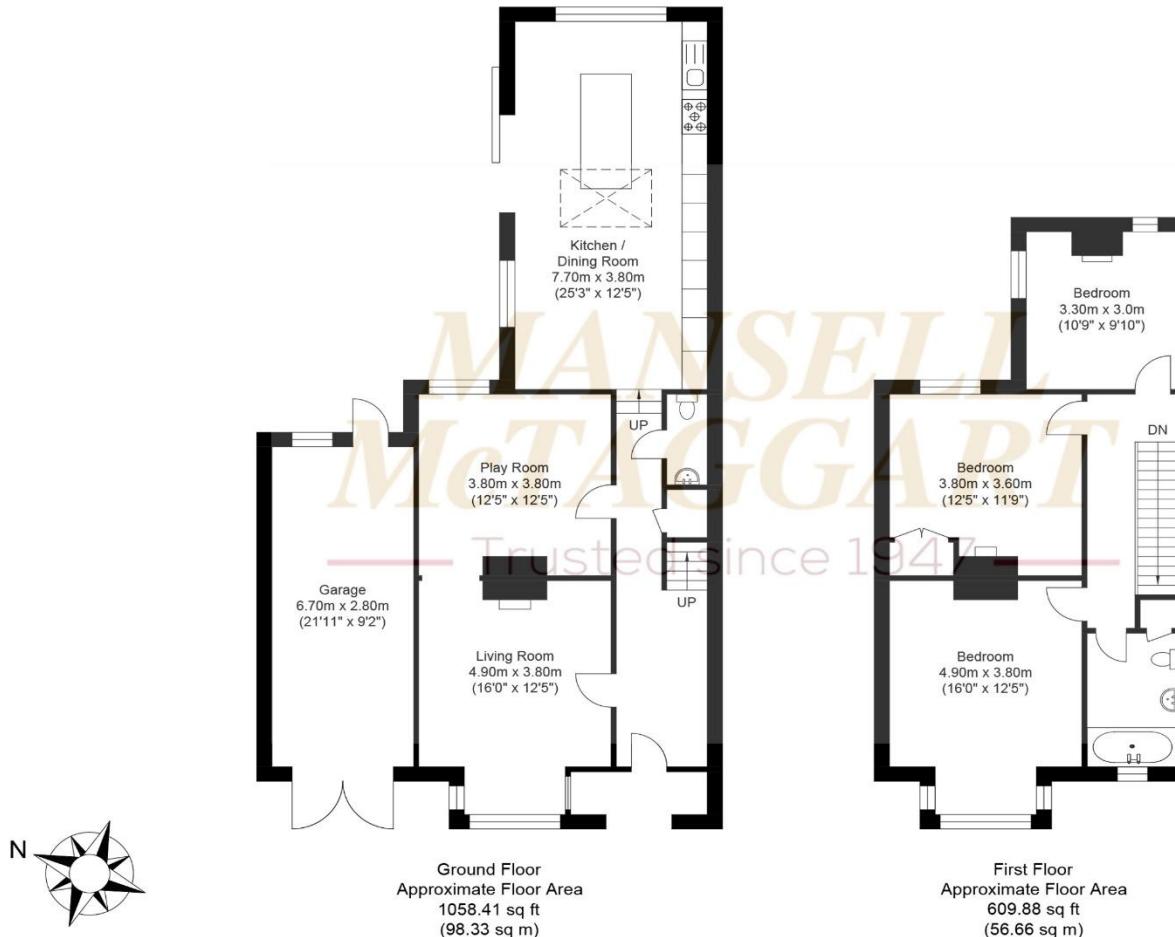
The property has been SIGNIFICANTLY IMPROVED by the present owners, particularly to the ground floor with an IMPRESSIVE, STATE-OF-THE-ART, KITCHEN/DINING ROOM EXTENSION enjoying wonderful, panoramic views of the rear garden through a large 'picture' window. The property stands in a slightly elevated position whilst offering generous room sizes throughout with GREAT SCOPE TO CONVERT THE LOFT SPACE consistent with several neighbouring and similar properties.

The well-arranged accommodation briefly comprises: a spacious, long ENTRANCE HALL (laid to solid oak flooring just 2 years ago), CLOAKROOM/WC off with adjacent understairs storage cupboard. An impressive LIVING ROOM to the front enjoys a square bay window and open fireplace leading through an open straight archway with step up to a FAMILY ROOM, also with replaced solid oak flooring and a window overlooking the rear garden. This versatile room features a chimney breast with recess (could be reinstated to an open fire) and door to hall. Forming the rear extension is a stunning and highly contemporary KITCHEN/DINING ROOM boasting fabulous views over the garden through an imposing picture window. Additionally, a sizeable glass sliding pocket door opens to the patio, while further, is a roof lantern, all of which maximise on an abundance of natural light to flood in. Bespoke, solid oak fitted cabinetry, handmade by a local master craftsman, is complemented with white marbled silestone worksurfaces featuring upstands and splashback, inset with a ceramic 1½ bowl sink. Integrated appliances include x2 separate eye-level Neff slide and hide multi-function ovens, 5-ring gas hob with extractor over, fridge/freezer and dishwasher, whilst a UTILITY CUPBOARD houses space and plumbing for a washing machine and tumble dryer. Further, is electric underfloor heating to a porcelain tiled floor.

Stairs from the hall rise to the FIRST FLOOR LANDING where the PRINCIPAL BEDROOM, positioned to the front, enjoys a bay window with delightful, elevated countryside views across Balcombe Valley. TWO FURTHER DOUBLE BEDROOMS enjoy a rear aspect, both with original fireplaces. All bedrooms are served by a FAMILY BATHROOM equipped with a Victorian-style suite to include bath, pedestal basin, WC and separate shower cubical.

the floorplan...

## London Road



Approximate Gross Internal Area (Including Garage) = 154.99 sq m / 1668.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

## outside...

The property is approached via a PRIVATE DRIVEWAY providing parking for 2 VEHICLES leading to an ATTACHED GARAGE with light, electricity and personal door to rear garden. Alongside is a FRONT GARDEN laid to lawn with well-stocked bedding borders and hedging to neighbouring boundary. Adorning the property's façade is a beautiful Wisteria adding vibrant colour in Spring.

The impressive REAR GARDEN, being a particular feature of the property, is approximately double in length to neighbouring properties (after the previous vendor purchased an extra area of land to the rear boundary in 1997). Being beautifully landscaped and predominantly laid to lawn, two significant Silver Birch trees take pride of place whilst representing the property's name, along with mature and well-stocked plant and shrub borders. Adjoining the rear of the house is a fabulous and large PAVED PATIO TERRACE offering ample space for alfresco dining and entertaining. To the far end of the garden is a timber SHED/STORE and GREENHOUSE while midway is a timber PLAYHOUSE. This delightful garden is fully enclosed and enjoys a HIGH DEGREE OF PRIVACY AND SECLUSION.

## surrounding area...

*Glorious open countryside surrounds this sought-after village, set within the HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY, with its network of public footpaths and bridleways. Further is a general store, church and the popular Half Moon pub. SWIFT AND EASY ROAD ACCESS to the A/M23 is also an advantage.*



## *the location...*

Birch House occupies a pleasant, elevated position within Balcombe village where its centre is close at hand with a selection of shops including a general store, public house, coffee shop, church, various sports clubs and social groups including The Village Club.

The property is also within just a few minutes' walk of Balcombe mainline railway station as well as the highly regarded primary school.

The larger towns of Haywards Heath (5.5 miles distant), Crawley (6.6 miles) and Horsham (11 miles) provide comprehensive shopping facilities and amenities.

The property is also conveniently situated for the A/M23 (junction 10A) which provides access to London, Gatwick Airport and the south coast.



## *schools...*

Balcombe Primary School (374 ft).  
Warden Park Secondary Academy in Cuckfield (4.3 miles).

**Nearby independent schools** include Worth School (2.9 miles), Ardingly College (5.2 miles), Burgess Hill School for Girls (8.5 miles), Hurstpierpoint College (9.5 miles) and Handcross Park School (3.5 miles).

## *station...*

Balcombe mainline railway station (0.3 miles distant) providing direct services (with approx. times) to London Bridge (39 mins), London Victoria (44 mins), London St Pancras International (56 mins), Gatwick Airport (10 mins) and Brighton (22 mins).

Haywards Heath mainline railway station (4.6 miles distant) also provides similar commuter links to the above.

## *road links...*

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, giving swift access to Brighton, Gatwick Airport and the M25 to the wider motorway network.

## *more details from Mansell McTaggart...*

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