



COURT HOUSE, 49 BALCOMBE ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1PE

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



A beautifully refurbished and greatly extended character home on a 0.3 acre south facing plot within a 15 minute walk of Haywards Heath railway station.

- Detached 5 bedroom character home in prime location within easy walking distance of the railway station
- 0.3 acre south facing plot
- Extended and refurbished to a very high standard
- Close to good schools and countryside
- Reception hall with galleried landing over
- Family sized kitchen/living room with under floor heating
- 2 large reception rooms with wood burning stoves
- Ground floor bedroom suite
- Walk in larder and separate utility room
- Vaulted master bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- 2 further double bedrooms and a family bathroom
- Long driveway and double garage
- Large sunny garden with two sheds and greenhouse
- 13 minutes' walk to the railway station
- A character home with many fine features yet benefiting from modern day luxuries
- EPC rating: C

A greatly extended and beautifully refurbished 5 bedroom detached character home on a 0.3 acre south facing plot close to the railway station. The property was originally the squash court to the neighbouring Manor House which was built in the early 1900s and then converted into a small detached cottage in the 1950s. The present owners bought the house in 2009 and virtually rebuilt the property adding two extensions to either side and a full width extension across the rear. Refurbishment works include a completely new roof, re-wiring, re-plumbing, new timber framed casement windows and bi-folding doors, new bathrooms and kitchen and they have also incorporated an energy efficient central heating system including a solar and wood-fuelled hot water system, under-floor heating and a rainwater harvester which supplies the WCs and outside tap.



The accommodation on the ground floor is arranged around a large reception hall with a galleried landing over and comprises: a cloakroom, an L-shaped living room with wood burning stove connected to the hot water system, a south facing main sitting room with wood burning stove and bi-folding doors out to the rear terrace, a substantial triple aspect family sized kitchen/living area with underfloor heating, fitted with a range of handmade Shaker style units with granite tops, a central island, a stable door and bi-folding doors out to the south facing terrace. In addition, there is a walk-in larder, a separate utility room and a ground floor bedroom 5/study with en-suite shower room and doors out to the rear terrace. On the first floor: there is a master bedroom with vaulted ceiling, an extensive range of built-in wardrobes and en-suite shower room, a guest bedroom with an en-suite shower room, two further double bedrooms and a family bathroom.

## OUTSIDE

Court House is approached from the road through twin wooden gates and a long driveway leading up to the house and a detached double garage. There are well laid out front gardens

and access via either side of the house leads to the rear garden which enjoys a sunny southerly aspect and comprises: a full width paved terrace, a large ornamental pond, an expanse of lawn, numerous mature specimen trees and ornamental shrubs, productive vegetable garden and in one corner there is a greenhouse, potting shed and a further useful shed currently used as a small gym (these buildings offer great potential for replacement to create a garden chalet etc.).

## LOCATION

The property is located almost opposite Fairfield Way within this established road made up of other desirable properties of varying size, style and age on the northern side of town. This side of town is particularly popular with families and commuters and is within a short walk of Harlands Primary School, countryside and the railway station. Other nearby facilities include the Dolphin Leisure Centre, Sainsbury's Superstore and the new Waitrose store. The town's main shopping areas of South Road and the Orchards and the fashionable Broadway, with its many restaurants, cafes and bars, are approximately 1.3 miles to the South. Schools are well represented within the town and children

from this part of town fall into the catchment area of Warden Park Secondary Academy in neighbouring Cuckfield and it is also just as easy to walk to Oathall Community College with its farm in Lindfield. The surrounding area is also the home of several excellent independent schools including Great Walstead, Ardingly College, Worth Abbey, Cumnor House and Burgess Hill Girls. These and some of the county's other excellent independent schools including Brighton College, Roedean and Bedes all run a school bus service with pick up points close by. By road access to the major surrounding areas including Brighton, Gatwick Airport and the M25 can all be swiftly gained via the A272, B2028 and the A/M23 which lies just over 5 miles to the west at Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

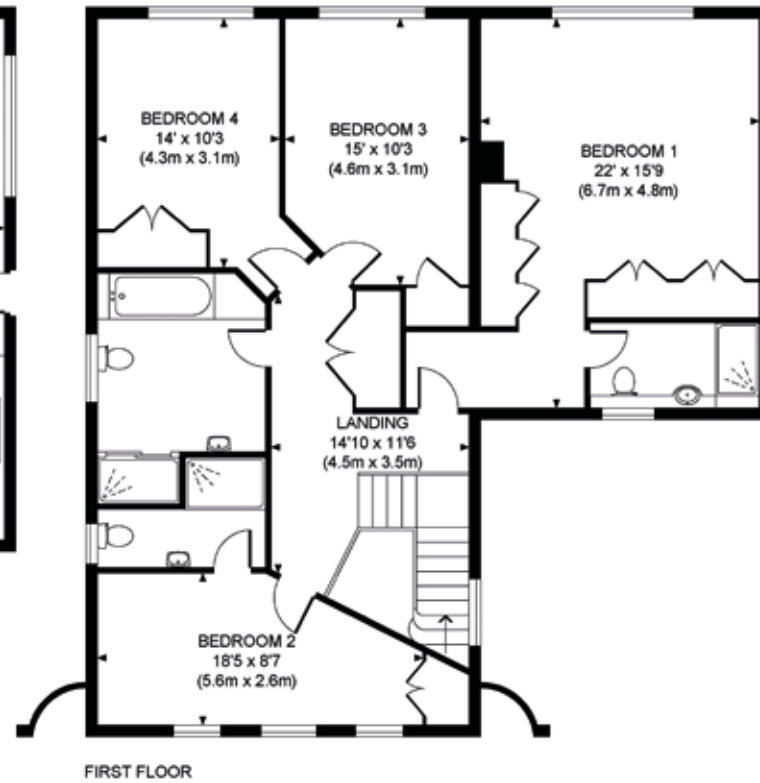
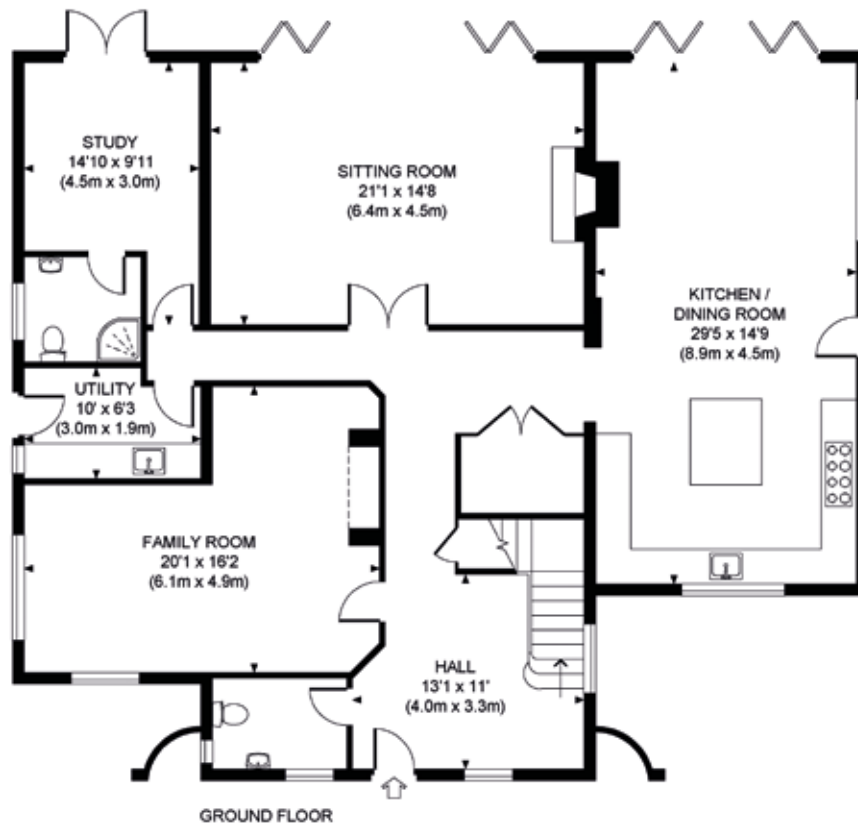
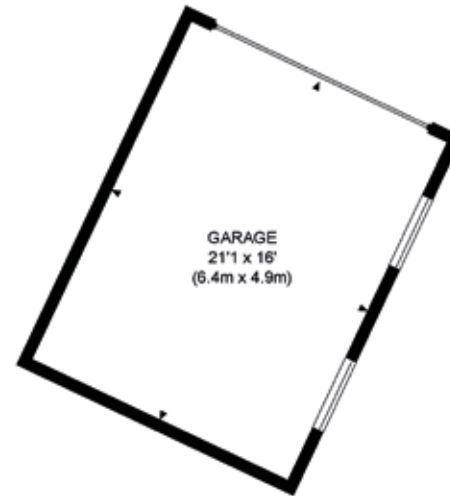
Distances in miles (approx):

Railway Station 0.6; The Broadway 1.3; A23 Warninglid 5.3/Maidenbower 8 (Junction 10a); Brighton Seafront 16; Gatwick Airport 13 and Central London 40





Approximate Gross Internal Area  
2829 sq ft / 262.8 sq m  
Approximate Gross Internal Area Outbuildings  
334 sq ft / 31.0 sq m



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

