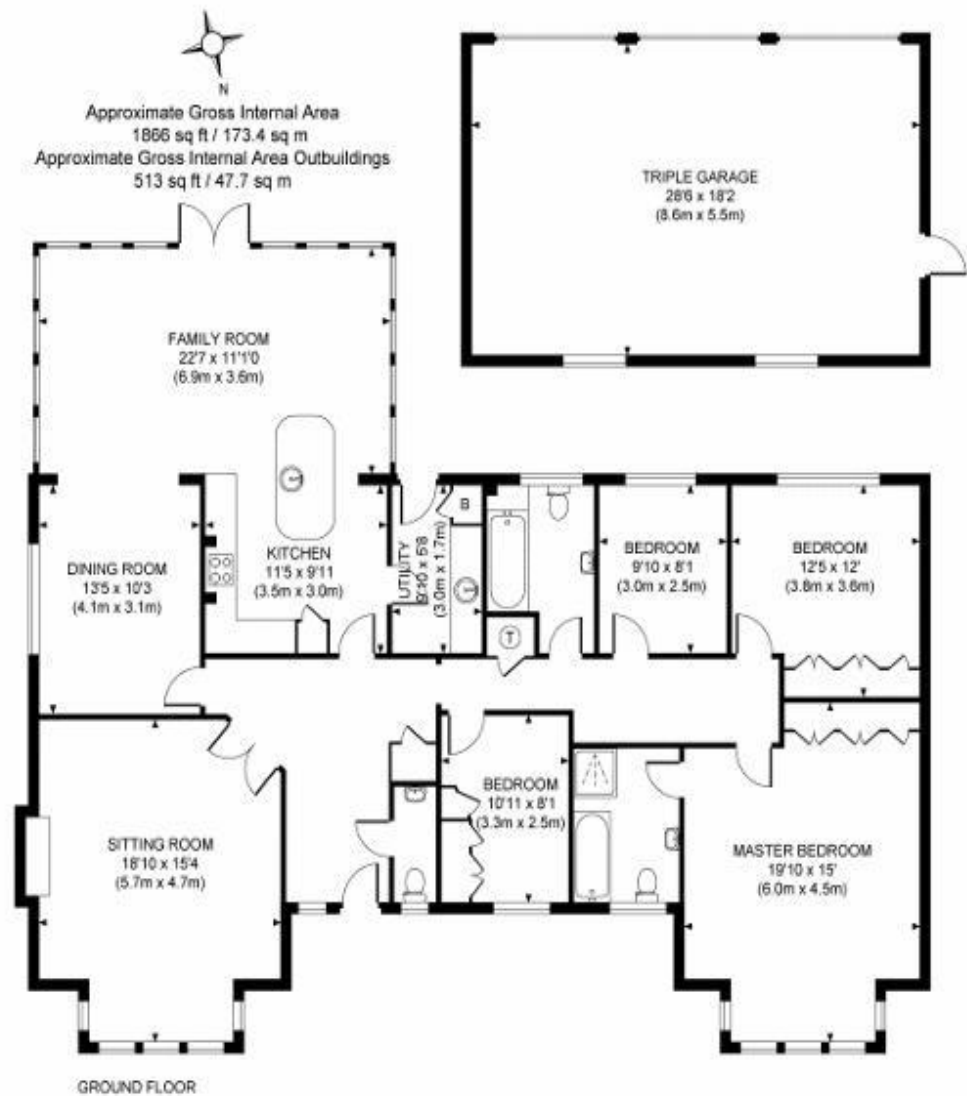


the floorplan...



A truly unique 4 bedroom detached bungalow situated in an idyllic edge of village rural location set within private grounds of approx. 1.2 acres.

Guide Price £1,100,000

Peacocks,
Brantridge Lane,
Balcombe,
West Sussex RH17 6JT



more details from...

call: Cuckfield: 01444 417600
email: cf@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

**MANSELL
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in brief...

- 4 bedroom detached bungalow occupying private plot (1866 sq. ft.)
- Considerable scope to further extend (STPP)
- Close to highly regarded primary school and mainline station
- Large private rural plot of approx. 1.2 acres
- Outstanding countryside views/quiet edge of village quite location
- Oil fired central heating / uPVC double glazing throughout
- Detached triple garage (26'6' x 18'2) scope for annexe (STPP)
- Long sweeping driveway providing parking for several vehicles
- Beautifully landscaped gardens and grounds
- Security alarm system
- EPC rating: D
- Council Tax Band: G



This impressive family home has been cleverly extended yet still offers further scope to extend/convert garage into self-contained Annexe (STPP) making it ideal for larger families or anyone wishing to work from home.

in more detail...

A rare opportunity to acquire a truly unique 4 bedroom extended detached bungalow situated in an idyllic edge of village rural location set within beautifully maintained private gardens and grounds of approaching 1.2 acres.

Built in 1998, this attractive property has been well maintained and much improved by the present owners who have happily resided in the bungalow for 19 years and are now wishing to downsize.

The property offers versatile accommodation which briefly comprises: a spacious entrance hall, sitting room with open fireplace, a cloakroom, a dining room, a master bedroom with en-suite bathroom, 3 further well-proportioned bedrooms and a modern family bathroom.

The bespoke country style kitchen/ breakfast room is particularly impressive, fitted with a comprehensive range of matching cupboards and drawers, together with a range of built in appliances including a Rangemaster oven and hob, upright fridge, freezer and dishwasher. granite worksurfaces and breakfast bar. There is also a separate utility room providing a further sink unit and appliance space. Leading from the kitchen, there is a triple aspect family room providing a wonderful open plan living space for all the family to enjoy with wonderful views across the entire plot and countryside beyond.

Outside: there is a long sweeping driveway providing parking for several vehicles, a triple garage with electronic entry doors, alarm and pitched roof (scope for conversion STPP) and a front area of garden with well-tended areas of lawn, plant borders and beds, mature trees and hedgerow all being fully enclosed and non-overlooked.

A side gate and pathway leads around to the beautifully landscaped rear garden which comprises: a large patio area providing an ideal space for alfresco dining, an open expanse of lawn with well-established plant borders and beds, mature trees and hedgerow, central feature pond and a rockery garden. The garden is fully enclosed and offers a high degree of privacy and seclusion with breath-taking countryside views



the location...

Peacocks occupies an impressive tucked away private position off this highly sought after narrow country lane which runs between the villages of Balcombe, Staplefield and Handcross. Balcombe Village centre is close at hand where there is a highly regarded primary school and nursery together with a selection of shops including a general store, public house, church, various sports clubs and social club/groups.

The property is also within just a few minutes' walk of Balcombe mainline station providing swift access into London / south coast. The larger towns of Crawley (5.5 miles distant) and Haywards Heath (5.5 miles) have more comprehensive shopping facilities and amenities. The property is also conveniently situated for the A/M23 which provides access to London, Gatwick Airport and the south coast.

Schools:

Balcombe Primary School (0.5 miles)
Warden Park Secondary Academy in Cuckfield (5 miles)
Nearby independent schools include Worth School (3.3 miles) and Ardingly College (4.1 miles)

Station:

Balcombe (0.4 miles)
Three Bridges (5.5 miles)
Haywards Heath mainline (6.5 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

worth bearing in mind...

The property enjoys a quiet tucked away rural location yet conveniently within just a short distance of the village centre, highly regarded primary school, mainline railway station and road access onto the A/M23

