



# Yew Tree Cottage Haywards Heath Road, Balcombe

Guide Price £550,000



# Yew Tree Cottage Haywards Heath Road

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



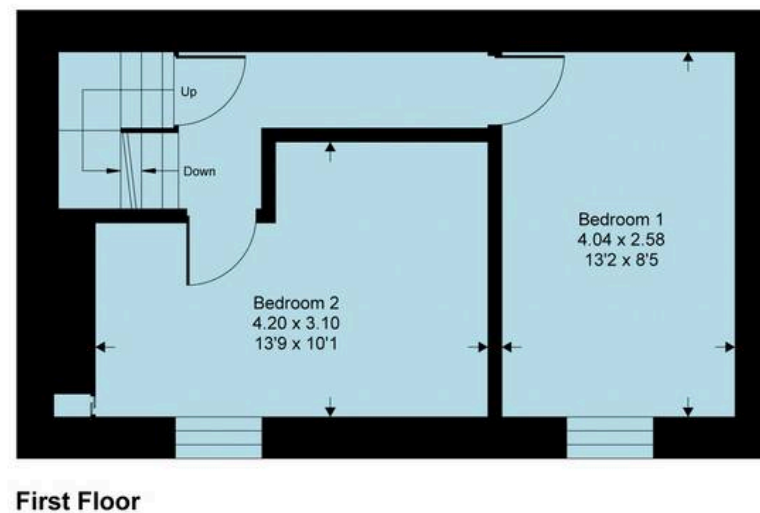
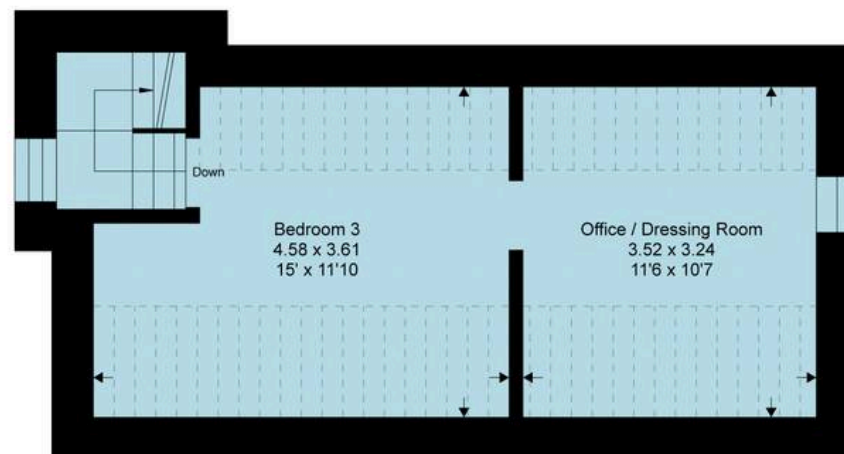
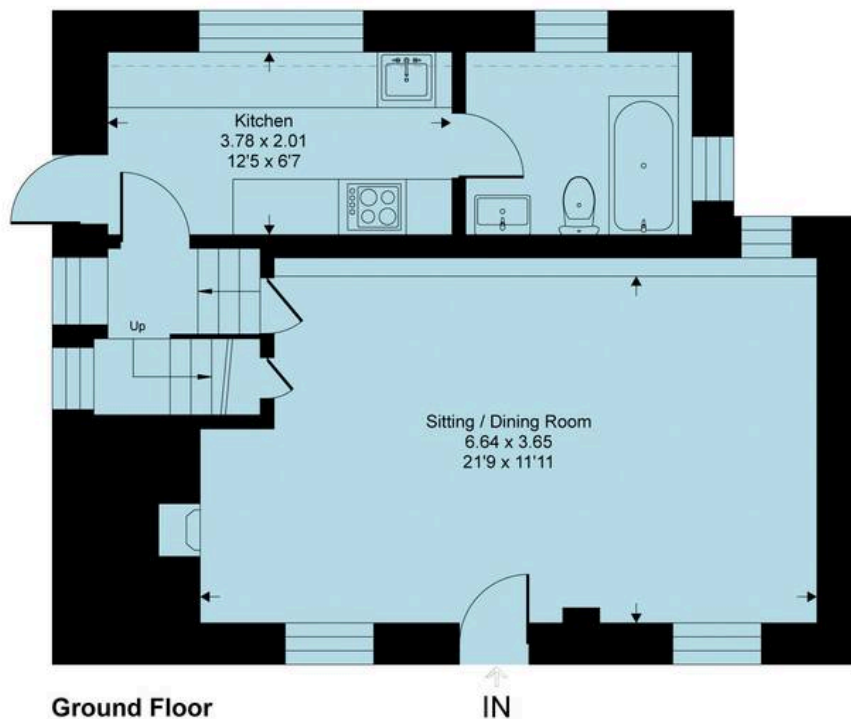
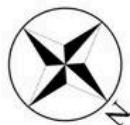




= Reduced headroom

# Yew Tree Cottage, RH17

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



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