

A beautifully presented 1930s detached house of just over 3,000 sq.ft occupying a 0.4 acre south-facing plot in this established road on the northern edge of town within a 10–15-minute walk of the railway station.



Rooke Cottage, 59 Balcombe Road, West Sussex RH16 1PE

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



Rooke Cottage,
Balcombe Road,
Haywards Heath,
West Sussex.
RH16 1PE

This beautifully appointed family home offers extensive and versatile living whilst harmonising a perfect blend of contemporary meeting character throughout and finished to a high standard. Situated in a highly desirable location on a secluded, south-facing 0.4-acre plot, close to all amenities, excellent schools, mainline rail station and open countryside.

the house...

- BEAUTIFUL CHARACTER 4-BEDROOM DETACHED HOME.
- ACCOMMODATION OF 3,000 SQ.FT.
- STUNNING TRIPLE-GLAZED ATRIUM-STYLE ENTRANCE HALL.
- GRAND SITTING/FAMILY ROOM.
- FABULOUS DINING ROOM WITH ROOF LANTERN & BI-FOLDS.
- BEAUTIFUL KITCHEN BY HAMILTON STONE DESIGN.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAKROOM/WC.
- HOME OFFICE. SNUG. GYMNASIUM TO GARAGE.
- GRAND PRINCIPAL & GUEST BEDROOM SUITES.
- 2-FURTHER BEDROOMS & FAMILY BATHROOM.
- POTENTIAL FOR LOFT EXTENSION (STPP).
- WET SYSTEM UNDERFLOOR HEATING TO GROUND FLOOR.

benefits include...

- PRIME LOCATION.
- 0.7 MILE WALK TO MAINLINE RAILWAY STATION.
- CLOSE TO EXCELLENT LOCAL SCHOOLS & WITHIN EASY REACH OF NUMEROUS INDEPENDENT SCHOOLS.
- WEALTH OF CHARM & CHARACTER WITH A MODERN TWIST.
- GENEROUS ROOM SIZES THROUGHOUT.
- GAS-FIRED CENTRAL HEATING.
- LARGE DRIVEWAY PARKING FOR NUMEROUS VEHICLES.
- MAINS WATER, ELECTRICITY, DRAINAGE & GAS.
- FOR SALE WITH NO ONWARD CHAIN.

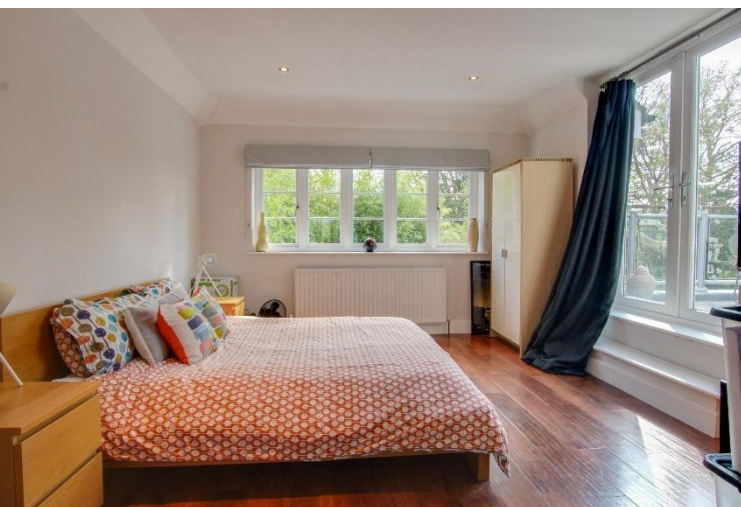
see more on page 5

the gardens...

- SECLUDED SOUTH-FACING PLOT OF 0.4-ACRES.
- REAR GARDEN OF APPROX 200 X 60 FT.
- BEAUTIFULLY DESIGNED & LANDSCAPED.
- EXTENSIVE LEVEL LAWN.
- FULL-WIDTH DECKED TERRACE ADJOINING REAR OF HOUSE.
- PRODUCTIVE VEGETABLE GARDEN.
- INDIVIDUAL 'NOOK' AREAS FOR PRIVACY.
- REAR ROOF TERRACE OVERLOOKING GARDEN.
- GATED SIDE ENTRANCE.
- VERY HIGH DEGREE OF PRIVACY & SECLUSION.

see more on page 7





in more detail...

Rooke Cottage is a FINE CHARACTER HOME in a PRIME LOCATION ideal for those needing swift access on foot to the railway station, families looking for good local schools and easy access to some excellent independent schools or swift vehicular access out of the town to the A23, Gatwick Airport and the M25.

The owner purchased the property from Mansell McTaggart approximately 17 years ago and during that time having embarked on a MAJOR REFURBISHMENT and ENLARGEMENT PROGRAM to create a truly special home with all the modern twists yet retaining a wealth of original character.

In the last few years, they have built a rather impressive triple-glazed ATRIUM STYLE ENTRANCE of steel construction with oak facia and oak staircase with excellent acoustic qualities setting the standard for the remainder of the impressive accommodation.

In addition to the hall, there is a GRAND SITTING ROOM with fireplace, a DINING ROOM with bi-fold doors leading out onto the rear terrace, a HOME OFFICE, a PLAYROOM (currently used as a bar), whilst the GARAGE is currently arranged as a HOME GYMNASIUM AREA. There is a beautiful KITCHEN fitted by Hamilton Stone Design equipped with appliances and Caesar Stone worktops, a separate UTILITY ROOM with back door and a CLOAKROOM.

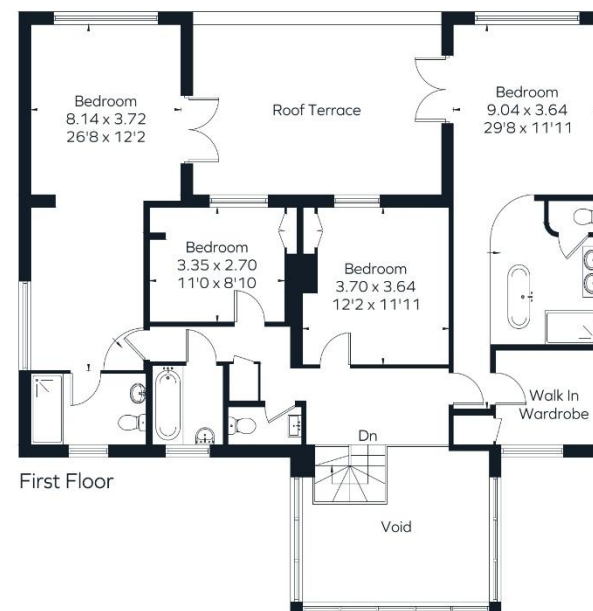
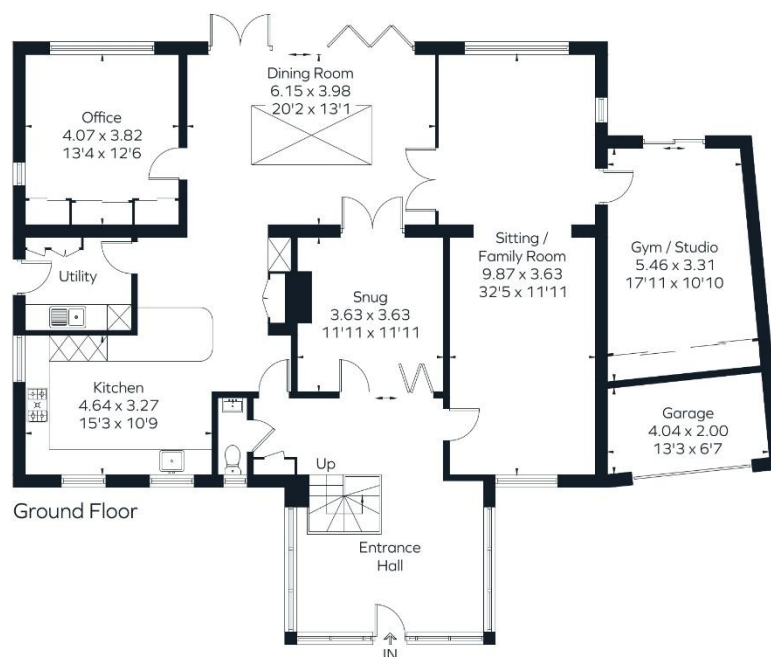
The GROUND FLOOR ACCOMMODATION, equipped with underfloor heating on a gas-fired wet system, flows very well and can easily be separated or opened-up to create flow for entertaining or spilling out onto the SOUTH-FACING REAR TERRACE.

To the FIRST FLOOR is a GRAND MASTER SUITE with DRESSING ROOM and EN-SUITE BATHROOM, an equally sized GUEST BEDROOM SUITE (with both suites having a door out onto a ROOF TERRACE), TWO FURTHER BEDROOMS and a FAMILY BATHROOM.



The floorplan...

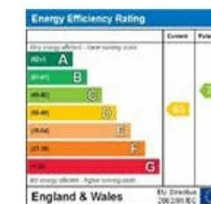
Approximate Floor Area = 289.8 sq m / 3119 sq ft
 Garage = 8.0 sq m / 86 sq ft
 Total = 297.8 sq m / 3205 sq ft



For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



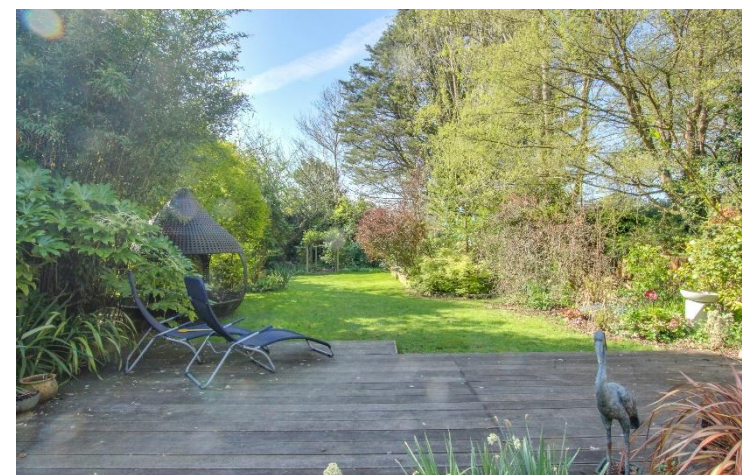
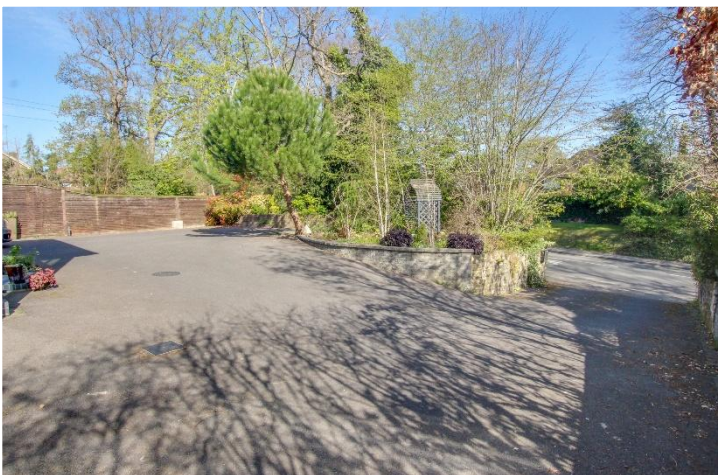
Consumer Protection from Unfair Trading Regulations 2008 We have not evaluated any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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 over a **PRIVATE DRIVEWAY** with plenty of parking for several vehicles leading up to the **INTEGRAL GARAGE** (partially converted into a gym) with plenty of room to build an additional garage if required (STPP).

The **REAR GARDEN** measures approximately 200' x 60' which has been beautifully laid out, just as the house, with several well-maintained and individual areas to provide a higher degree of privacy. Adjoining the rear of the house is a **FULL WIDTH SOUTH-FACING TERRACE** which leads onto the **LAWNS** with planted beds, a productive **VEGETABLE GARDEN** and numerous shrubs. The plot is fully enclosed by fencing and provides almost complete privacy from neighbouring properties whilst extending to 0.4 ACRES in all.

Services: Mains water, electricity, drainage and gas.



the location...

The house is situated on the desirable south-western side of Balcombe Road on the town's northern edge close to the glorious countryside of the Borde Hill Estate, also ideal for those needing swift access to the A23.

Harlands Primary School is within a 10-minute walk and children from this side of town fall into the the catchment area for Warden Park Secondary Academy School in neighbouring Cuckfield. The local area is very well served with excellent independent schools, including Great Walstead, Ardingly College, Hurstpierpoint College, Worth, Handcross Park School, Cumnor House and Burgess Hill Girls. Some of the counties other excellent schools include Bedes, Lancing College, Brighton College and Roedene all provide a school bus service with pick up points close by.

Other local facilities include the Dolphin Leisure Centre, the 6th form College, both Sainsbury's and Waitrose stores and the Town Centre with its extensive range of shops, stores, restaurants and cafés is about 1.25 miles on foot.

Glorious countryside is close by and the local area has several wonderful beauty spots, including the Blunts Wood Nature Reserve, Ditchling and Chailey Common Nature Reserves, the 180-acre Ardingly Reservoir and the South Downs National Park.

The city of Brighton with its seafront is approximately 16-miles to the south and Gatwick Airport is 14-miles to the north.

By road access to the major surrounding areas can be swiftly gained via the A/M23 which lies about 5-miles the west at Warninglid or 7-miles to the north at Maidenbower (Junction 10A).



stations with approx. distances...

Haywards Heath (0.9 miles) provides fast and direct services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Balcombe (4.2 miles).
Three Bridges (8.6 miles).

schools with approx. distances...

Warden Park Secondary Academy (2.4 miles).
Holy Trinity Primary (2.1 miles).
Haywards Heath College (0.9 miles).
Ardingly College (2.6 miles).
Great Walstead School (3.4 miles).
Burgess Hill Girls School (5.6 miles).
Handcross Park School (6.5 miles).
Worth School (6.6 miles).
Cumnor House Sussex (6.9 miles).
Hurstpierpoint College (7.8 miles).

For more details from Mansell McTaggart...

call: Haywards Heath: 01444 456431
email: hh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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