

A stunning 5 bedroomed extended Victorian residence (2,169 sq.ft) situated within a highly sought-after road within the heart of Balcombe village, convenient for mainline station and road access onto A/M23.



Glendale, London Road, Balcombe, West Sussex RH17 6HT

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



Glendale,
London Road,
Balcombe,
West Sussex
RH17 6HT

This beautifully appointed family home offers versatile living over three floors along with the perfect blend of contemporary/characterful design and finish throughout, whilst situated in a highly desirable road close to all village amenities and open countryside.

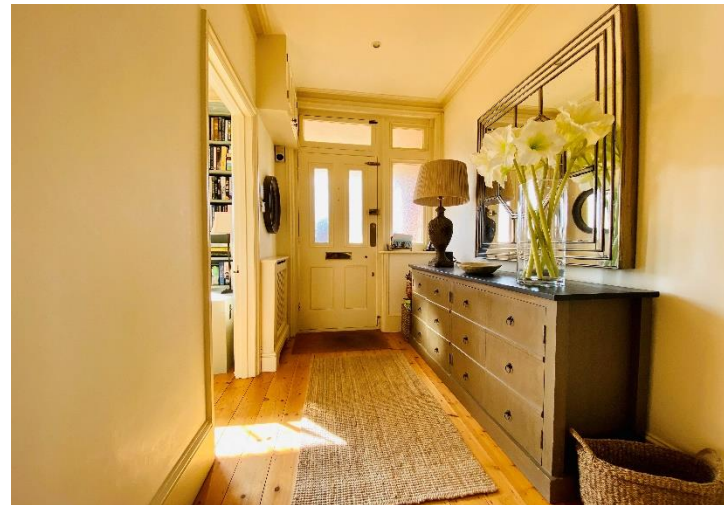
the house...

- Versatile accommodation spanning three floors (2,169 sq.ft).
- Impressive Drawing Room with bay window and open fireplace.
- Central Sitting Room with open fireplace.
- Bespoke country-style Kitchen opening to Dining Room/Family Room.
- Gas-fired central heating/part double glazing.
- Cloakroom/WC. Separate Utility Room. Useable 13'1 x 6' Cellar.
- 5 well-proportioned bedrooms including Master Bedroom with bay window enjoying elevated views of Balcombe valley.
- Luxury Family Bathroom and separate 2nd floor Shower Room.
- First floor Study Area.

the gardens & driveway

- Landscaped front area of garden with pathway to front door.
- Enclosed south-easterly rear gardens with large expanse of lawn/sunny aspect.
- High degree of privacy and seclusion.
- Additional garden to the rear with productive growing area.
- Perfect for summer BBQ's/alfresco dining.
- Private shingle driveway providing off road parking for 4/5 vehicles.
- External security lighting.
- Impressive size plot.
- EPC Rating: D. Council Tax Band: E.





in more detail...

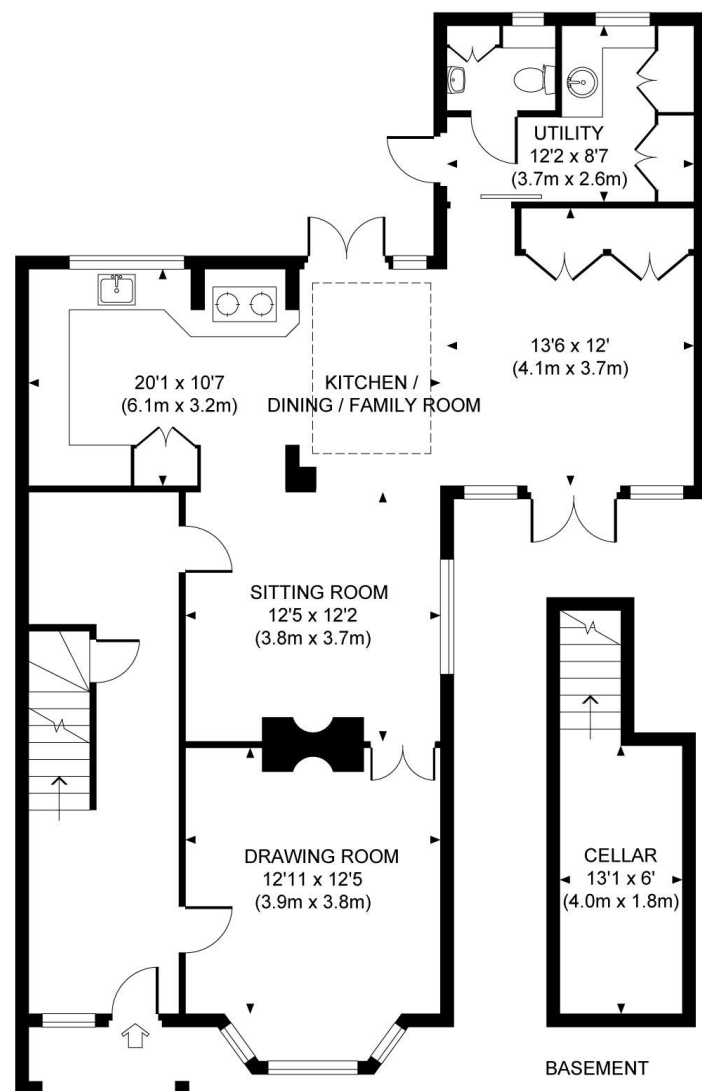
‘Glendale’ is a TRULY IMPRESSIVE, unique, HIGH QUALITY, 5-BEDROOM semi-detached PERIOD HOME occupying a generous size plot and having been MUCH IMPROVED by the present owners who have happily resided in the property for the past 20 years. Built in 1898, this attractive property stands in a slightly ELEVATED POSITION and offers GENEROUS ROOM SIZES, as well as a VERSATILE LAYOUT to ground, first and 2nd floor levels, making it an ideal purchase for larger families or anyone wishing to work from home. EXTENDED IN 2001 with FURTHER ALTERATIONS in 2015, this delightful family home is offered for sale in fine order throughout.

The well-arranged and flexible living accommodation briefly comprises: an ENTRANCE PORCH, large RECEPTION HALL with access to CELLAR and CLOAKROOM. An impressive DRAWING ROOM with bay window and open fireplace. Double doors lead through to a beautiful SITTING ROOM, again with open fireplace, stepping up into a lovely open and light country-style KITCHEN fitted with an extensive range of matching bespoke cupboards, drawers and wall units. Ample space for a large American-style fridge freezer ‘Butler’ style sink with adjoining granite and wooden work surfaces, limestone flooring with part underfloor heating. Double doors to garden whilst also leading through into a superb FAMILY/DINING AREA with further wall-to-wall bespoke cupboards and high, part-glazed vaulted ceiling. Further double doors to front. There is also a separate well-appointed UTILITY ROOM with secondary sink, built-in oven, space and plumbing for appliances and further fitted cupboard.

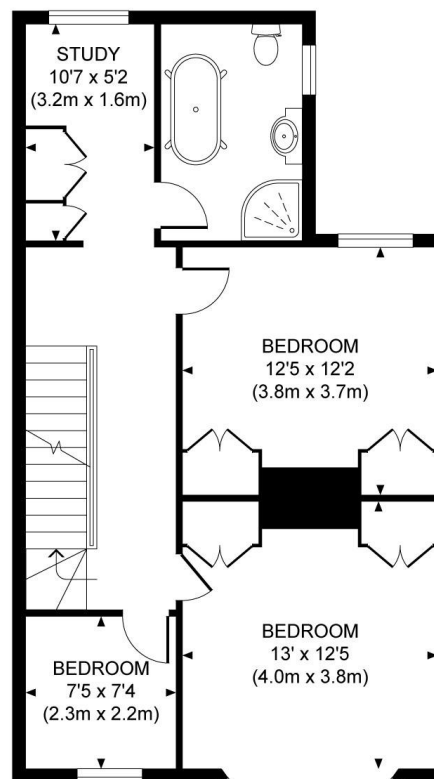
FIRST FLOOR LANDING provides access to useful STUDY AREA, MASTER BEDROOM with bay window enjoying elevated countryside views. TWO FURTHER BEDROOMS and luxury FAMILY BATHROOM including freestanding bath with separate shower cubical. Stairs from first floor landing rise to 2nd FLOOR with TWO FURTHER WELL-PROPORTIONED BEDROOMS and SEPARATE SHOWER ROOM.



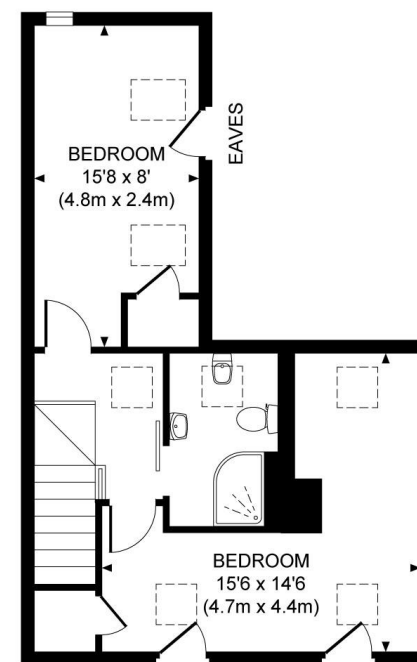
the floorplan...



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Approximate Gross Internal Area
2169 sq ft / 201.5 sq m

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 long shingle PRIVATE DRIVEWAY providing AMPLE and SECURE PARKING for approximately 4/5 VEHICLES with security lighting.

FRONT AREA OF GARDEN with raised planter beds and retaining sleepers, high hedging to front boundary and miniature box hedging with pathway leading to porch and front door.

The impressive south-easterly REAR GARDEN is a particular feature of the property having been beautifully landscaped with LARGE PATIO AREA adjoining the rear of the house and offering ample space for alfresco dining and entertaining. There are several well-established specimen trees with the remainder being predominantly laid to lawn with plant borders and beds. Timber GARDEN SHED/STORE. VEGETABLE PLOT/ GARDEN. All fully enclosed enjoying a sunny easterly aspect. High degree of privacy and



further benefits...

- **Bespoke fitted cupboards & wardrobes.**
- **Character and original features.**
- **Light and airy versatile living space.**
- **Generous room sizes throughout.**
- **Beautifully landscaped front and rear gardens.**
- **Area of natural beauty/conservation area.**
- **Tasteful neutral décor throughout.**
- **Highly sought-after edge of village location.**
- **All main services.**
- **Vendors suited – internal viewings recommended.**



the location...

'Glendale' occupies a pleasant, elevated position within a highly sought-after residential road in Balcombe village. The village centre is close at hand where there is a selection of shops including a general store, public house, tea rooms, church, various sports clubs and social groups including The Village Club.

The property is also within just a few minutes' walk of Balcombe mainline station providing swift access to London/south coast.

The larger towns of Haywards Heath (5.5 miles), Crawley (6.6 miles distant) and Horsham (11 miles distant) 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 (285 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...

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

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947