

Oakwood Cottages Haywards Heath Road, Balcombe

Guide Price **£800,000 - £850,000**

Henry Adams
estate agents

Oakwood Cottages Haywards Heath Road

Balcombe, Haywards Heath

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Henry Adams are delighted to present to the market this deceptively spacious and beautifully presented 4 bedroom semi-detached house, set on a generous south westerly facing plot, in the highly sought after village of Balcombe.

The property has been lovingly updated and maintained throughout and is presented over 3 floors, creating a truly versatile and flexible home. The property was built circa 2003 in a stunning design to compliment the neighbouring row of Victorian properties, full of charm and character.

Internally, the property benefits from an entrance hall with access to a convenient and tastefully decorated WC. To the front of the property there is a spacious formal sitting room with many traditional style features including a feature fireplace, and elegant window shutters throughout. This leads through to an inner hallway and onto an open plan kitchen/dining room. The kitchen itself provides ample granite work tops and storage space, with a range of integrated appliances, including a Range Master Oven. The kitchen leads through perfectly to a spacious dining area, which is perfect for hosting and entertaining. Through French doors, there is a large conservatory complete with under floor heating which enjoys unrivalled views of the rear garden.
















OUSE VALLEY VIADUCT



The conservatory is the ideal space to relax and unwind, but would also make the perfect play room. The utility/boot room is located off the dining area with further space for modern appliances and side access onto the rear garden.

On the first-floor, the property benefits from the master bedroom to the front of the property, with fantastic views of the local Countryside and beyond. There is also access to the Jack and Jill family bathroom, offering both bath and shower facilities. This could also be closed off to create an en-suite for the bedroom. There is also a spacious second double and a further single bedroom, ideal as a home office or study, which both benefit from views over the rear garden.

On the second floor, there is a modern white suite shower room, with a rainfall shower, and another well-proportioned double bedroom, with additional storage on the landing.

Externally, there is a large driveway to the front, with off road parking for multiple cars, with side access onto the rear garden. Spanning approximately 100ft, the rear garden is laid to lawn with a patio area and a border of mature shrubs and bushes.

Situated in this sought after Village, there is a real community feel with a range of Village shops and stores including Fellows bakery, Jo.Co coffee shop, and the resident owned Gastropub, there is also a local florist & hairdressers. Balcombe also offers an Ofsted rated primary school, aswell a local bus route to Warden Park secondary school in the neighbouring village of Cuckfield. Worth School & Ardingly College are also within easy reach. The Village also benefits from a train station for links to both London & Brighton, within 40 minutes. Balcombe is surrounded by beautiful Sussex countryside. To the east is Balcombe lake & Ardingly Reservoir with their variety of footpaths, bridleways and angling facilities.





Haywards Heath Road

Approximate Internal Area = 1562.06 sq ft / 145.12 sq m

Total = 1562.06 sq ft / 145.12 sq m

For identification only - not to scale

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Henry Adams - Haywards Heath

Henry Adams HRR Ltd, 1 Park Parade,, Haywards Heath - RH16 4LX

01444 458380

haywardsheath@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.