

A most charming & beautifully presented Sussex-style, 3-bedroom detached character cottage on a circa 1.5-acre plot with a 1-bedroom detached annexe, located in a glorious edge-of-village setting with swift road access to the M23.



Worth Lodge Cottage, High Street, Balcombe, West Sussex RH17 6QG

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



Worth Lodge Cottage,
High Street,
Balcombe,
West Sussex.
RH17 6QG

This idyllic, characterful cottage, having been sympathetically extended, has retained an abundance of charm while creating a well-designed layout suited to modern day living. A particular feature of this delightful country home is its superb garden which enjoys a large expanse of level lawn with woodland beyond together with a garden home office/studio, a 1-bedroom garden cottage and a timber garage/workshop.

the house...

- 3-BEDROOM DETACHED COTTAGE ON A CIRCA 0.5 ACRE PLOT & ADDITIONAL 1-ACRE OF WOODLAND.
- BEAUTIFULLY REFURBISHED, EXTENDED & RECONFIGURED.
- CHARMING SNUG WITH CHIMNEY BREAST FEATURE.
- COUNTRY-STYLE KITCHEN WITH AGA & WALK-IN PANTRY.
- OPEN-PLAN KITCHEN/LIVING/DINING ROOM WITH 3 SETS OF PATIO DOORS.
- GROUND FLOOR UTILITY/CLOAKROOM/WC.
- LEAN-TO STYLE BOOT ROOM OFF KITCHEN.
- PRINCIPAL BEDROOM WITH JULIET BALCONY & EN-SUITE SHOWER ROOM.
- TWO FURTHER FIRST FLOOR DOUBLE BEDROOMS.
- FIRST FLOOR FAMILY BATHROOM WITH BATH & SHOWER ENCLOSURE.
- EPC RATING: TBC. COUNCIL TAX BAND: E.

benefits include...

- NEWLY BUILT VAULTED FRONT ENTRANCE PORCH.
- PLANNING PERMISSION GRANTED IN 2025 FOR TWO-STOREY REAR EXTENSION (DM/24/3124).
- REPLACEMENT UPVC WINDOWS AND DOORS TO MAJORITY OF COTTAGE.
- ELECTRIC UNDERFLOOR HEATING VIA WATER-SYSTEM TO OPEN PLAN LIVING.
- BRAND NEW WI-FI SMART ENABLED, ENERGY-EFFICIENT, ELECTRIC RADIATORS THROUGHOUT.
- LARGEST SEWAGE PLANT (INSTALLED C.12 YEARS AGO).
- CLOSE DRIVING PROXIMITY TO HIGHLY REGARDED SCHOOLS.
- SWIFT & EASY ROAD ACCESS TO A/M23.

see more on page 5

the gardens & grounds...

- HOUSE & GARDEN PLOT CIRCA 0.5 ACRES. WOODLAND CIRCA 1-ACRE.
- LARGE GRAVELLED PRIVATE DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES.
- DETACHED TIMBER-CLAD GARAGE/WORKSHOP.
- SUPERB SOUTH & EAST-FACING REAR GARDEN WITH EXTENSIVE LAWN & WOODLAND BEYOND.
- DETACHED ANNEXE COMPRISING LIVING ROOM/KITCHEN, BEDROOM WITH EN-SUITE.
- LARGE WRAP-AROUND PATIO IDEAL FOR ALFRESCO DINING.
- DETACHED HOME OFFICE/STUDIO WITH POWER, LIGHT & ELECTRIC HEATING.

see more on page 7





in more detail...

A quintessential 3-BEDROOM DETACHED SUSSEX-STYLE COTTAGE with handsome brick and part-tile hung elevations, archetypal of the county, sitting within a GENEROUS PLOT OF CIRCA 0.5 OF AN ACRE of lawned gardens with an ADDITIONAL CIRCA 1-ACRE of WOODLAND. The gardens also include a DETACHED GARDEN HOME OFFICE/STUDIO and a DETACHED 1-BEDROOM GARDEN COTTAGE.

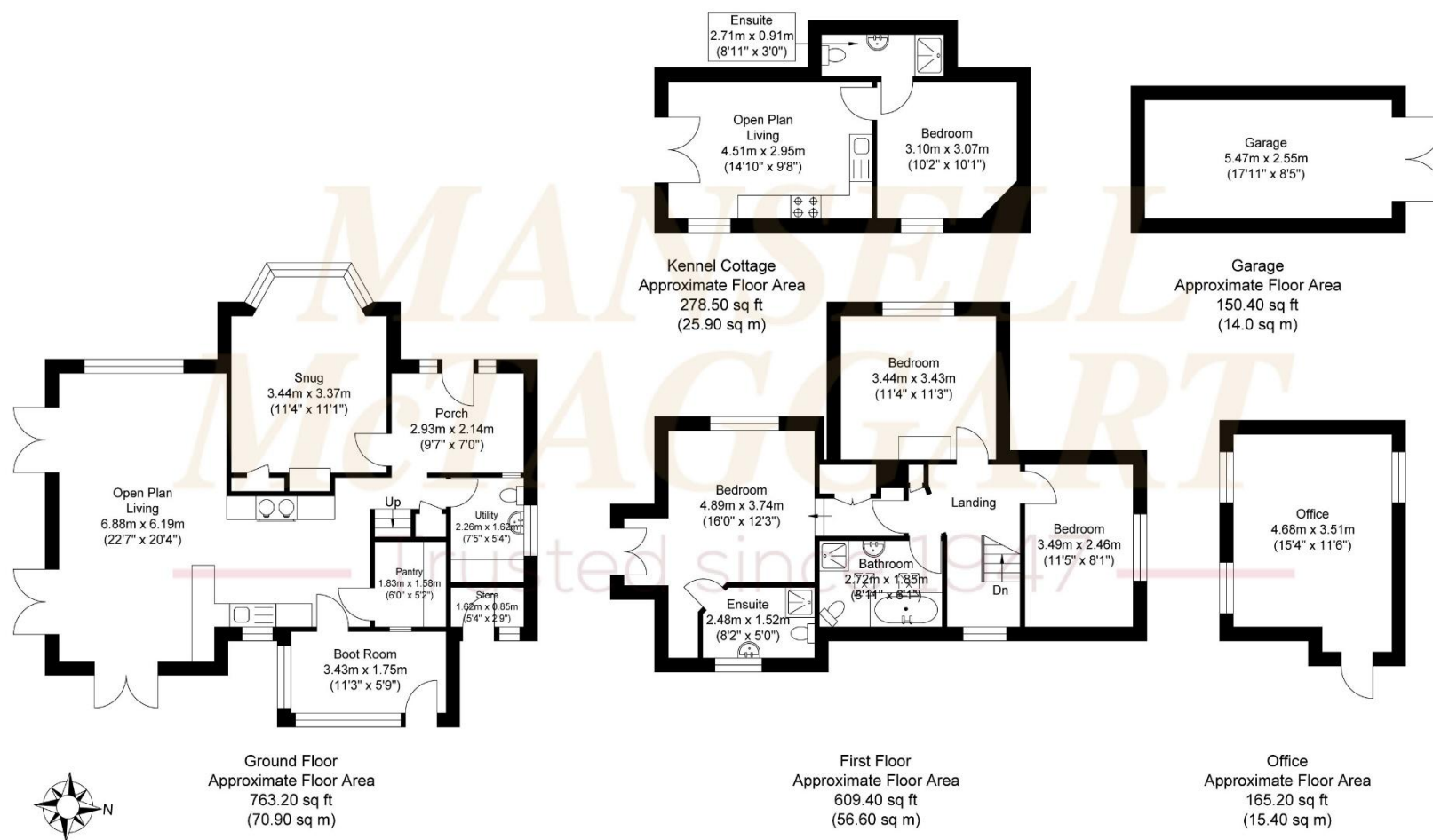
This delightful home, believed to date from 1890, has been enjoyed by the current owners over the past 15 years and approximately 10 years ago, added a substantial TWO STOREY SIDE EXTENSION creating an open-plan kitchen, dining, living room to the ground floor with a spacious principal bedroom and en-suite above. The SYMPATHETIC MODERNISATION AND REFURBISHMENT has enhanced comfort and practicality while blending and retaining a host of period charm and features. Planning permission was also granted in 2025 for a TWO-STOREY REAR EXTENSION (DM/24/3124) to provide an additional ground floor reception room with en-suite bedroom above.

Positioned on the RURAL PERIPHERY of Balcombe village, the property is surrounded by glorious open countryside set within the High Weald Area of Outstanding Natural Beauty where its network of public footpaths and bridleways can be explored and enjoyed from its doorstep. Additionally, the highly regarded village primary school is within a few minutes' drive, as is Balcombe's mainline railway station. Also within easy reach are excellent independent schools including Handcross Park, Worth Abbey and Ardingly College, as well as swift road access to the M23.

The accommodation in brief comprises: A spacious VAULTED RECEPTION HALL leading to a delightful SNUG/TV ROOM featuring a bay window and open chimney breast, ideal for a woodburning stove. A CLOAK/UTILITY ROOM is equipped with an integrated washing machine and separate tumble dryer inset to cabinetry with shelving above, a WC and surface mounted wash-hand basin. Forming the ground floor side extension is a fabulous open plan LIVING/DINING ROOM boasting three sets of patio doors lending delightful views over the rear garden and arranged open-plan to the ORIGINAL KITCHEN comprehensively fitted with country-style cabinetry with an integrated undercounter fridge and dishwasher. Taking pride of place is an electric AGA along with an original walk-in PANTRY CUPBOARD, retaining its original marble 'cooling' shelf along with further fixed shelving and spaces for a secondary fridge and freezer. Off the kitchen is a large and very useful BOOT ROOM with an external door to the garden.



High Street



Approximate Gross Internal Area (Excluding Garage / Office / Kennel Cottage) = 127.50 sq m / 1372.6 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

in more detail... cont/d...

From the hall, a turned staircase with fitted/shelved cupboard adjacent, rises to the FIRST FLOOR LANDING where there are THREE DOUBLE BEDROOMS and a FAMILY BATHROOM, of which the PRINCIPAL BEDROOM benefits from a Dormer window, Juliet balcony with double-opening doors and an EN-SUITE SHOWER ROOM.

The bright and airy luxurious FAMILY BATHROOM with its two Velux roof windows comprises a modern Victorian-style suite to include a claw-foot bath, separate shower enclosure, vanity wash basin and WC.



outside...

The property is approached via a large gravelled PRIVATE DRIVEWAY providing parking for several vehicles with an area of lawn alongside. The gardens extend from the southerly side aspect of the cottage and wrap around to the easterly rear where a large expanse of level lawn is enjoyed along with the additional woodland extending to the boundary.

A LARGE WRAP-AROUND PATIO adjoins the rear and side of the property while accessed off the kitchen/dining room, ideal for alfresco dining and entertaining.

A DETACHED TIMBER OFFICE/STUDIO with aluminium double-glazed windows is equipped with electricity, lighting and an electric radiator.

Further is a SELF-CONTAINED DETACHED GARDEN COTTAGE served by oil-fired central heating, affectionately known as 'Kennel Cottage', comprising an OPEN PLAN LIVING ROOM/KITCHEN with fitted wall and base units integrated with an electric oven, 2-burner induction hob and washing machine leading off to a DOUBLE BEDROOM with chimney breast feature and modern EN-SUITE SHOWER ROOM.



the location...

Worth Lodge Cottage is situated in a rural location in a country lane just off the Balcombe Road on the periphery of Balcombe village where the property enjoys privacy and seclusion whilst surrounded by open countryside.

Balcombe village benefits from having a mainline station with regular direct services to Gatwick (10 minutes), London Bridge (46 minutes), London Victoria (49 minutes), Brighton (19 minutes) and the south coast.

In addition, Balcombe offers further facilities including village stores, florist, coffee shop, village pub, church, various sports clubs and social groups including The Balcombe Club. Additionally, within a 5-minute walk of the property is the Cowdray Arms Pub and Steakhouse Restaurant.

The property is also conveniently situated for the A/M23 which provides access to London, Gatwick Airport and the south coast.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe Lake and Ardingly Reservoir with their variety of footpaths, bridleways and angling facilities.

The area is renowned for the standard of its schooling in both the private and state sectors with Balcombe Primary School being particularly reputable. A school bus runs through the village providing transport to Warden Park Secondary Academy in Cuckfield.



schools...

Holy Trinity Primary School, Cuckfield (5.9 miles).
Bolney County Primary School (8.9 miles).
Warden Park Secondary Academy, Cuckfield (6.1 miles) for which a school bus runs locally.

nearby independent schools...

Worth School (1.3 miles).
Handcross Park School (3.3 miles).
Ardingly College (6.6 miles).
Burgess Hill Girls School (10.4 miles).
Hurstpierpoint College (13.5 miles).

stations...

Balcombe (2.1 miles) - provides fast and direct services to London (Victoria/London Bridge 49 mins), Gatwick Airport (10 mins) and the south coast (Brighton 19 mins).

Three Bridges (3.5 miles).
Haywards Heath (6.4 miles).

For 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