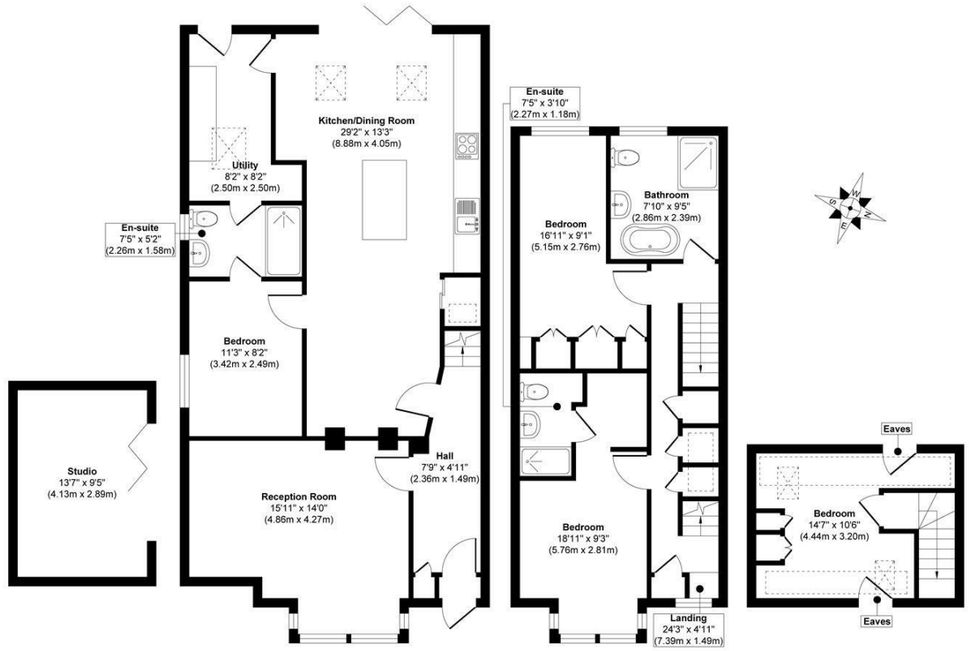
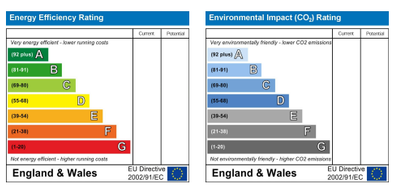


Outbuilding	Ground Floor	First Floor	Second Floor
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
127 sq. ft	875 sq. ft	498 sq. ft	151 sq. ft
(11.85 sq. m)	(81.38 sq. m)	(46.35 sq. m)	(14.08 sq. m)

Approx. Gross Internal Floor Area 1651 sq. ft / 153.66 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



PSPhomes

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







Maythorne Haywards Heath Road, Balcombe, RH17 6NJ

Offers Over £800,000 Freehold

PSPhomes

@psphomes
/psphomes
www.psphomes.co.uk

Maythorne Haywards Heath Road, Balcombe, RH17 6NJ

Things We Love...

Beautifully extended and fully renovated by the current owners to create over 1,650 sq ft of stylish, turnkey accommodation.

Stunning 29ft open-plan kitchen, dining and family room with bespoke shaker kitchen, central island and bi-fold doors to the garden.

Exceptional 150ft landscaped rear garden with extensive entertaining terraces, mature planting and excellent privacy.

Fully insulated garden studio with covered outdoor entertaining area – ideal as a gym, home office, cinema or hobbies room.

Prime Balcombe village location, just a short walk from the mainline station, excellent village amenities and beautiful surrounding countryside.

Guide Price £800,000 - £850,000

Purchased by the current owners in 2016, this handsome Edwardian semi-detached house has been completely reimagined, extended and refurbished from top to bottom. What was once a modest three-bedroom home has evolved into an exceptional four-bedroom family residence extending to over 1,650 sq ft, where timeless period character blends effortlessly with contemporary design, all set within a beautifully landscaped 150ft rear garden complete with an outstanding garden studio.

From the moment you arrive, the quality of the renovation is immediately apparent. The attractive Edwardian façade has been sympathetically retained, complemented by a generous gravel driveway providing ample off-road parking. Behind the traditional exterior lies a home that has been thoughtfully redesigned to suit modern family life, with every space carefully considered and finished to an exceptional standard.

The Home...

Stepping inside, the welcoming entrance hall sets the tone, leading through to a beautifully proportioned sitting room where the original bay window floods the space with natural light. Plantation shutters, elegant décor and generous proportions create a calm and inviting retreat, perfectly balancing the home's period charm with its contemporary finish.

To the rear, the property truly comes into its own. The original house has been dramatically extended to create an outstanding open-plan kitchen, dining and family room spanning almost 30 feet in length. Designed as the heart of the home, this spectacular space effortlessly connects indoor and outdoor living through full-width bi-fold doors opening onto the rear terrace.



The bespoke shaker-style kitchen is both stylish and practical, featuring an extensive range of cabinetry, quality integrated appliances, striking blue glazed tiled splashbacks, granite work surfaces and a substantial central island handcrafted from reclaimed timber, providing the perfect place for everyday family life and entertaining alike. Beyond the kitchen sits a dedicated dining area, creating distinct zones while maintaining the wonderful sense of openness throughout. A spacious utility room and contemporary shower room provide excellent practicality, while the ground floor fourth bedroom offers ideal flexibility for guests, older children, multi-generational living or a home office.

The first floor continues to impress with two generous double bedrooms. The principal suite enjoys a beautifully appointed en-suite shower room, whilst the second bedroom is served by a luxurious family bathroom complete with both bath and separate shower. On the second floor, the loft conversion has created a charming fourth bedroom, ideal as a teenager's room, guest suite or peaceful home office.

Moving Outside...

Outside, the rear garden has been landscaped to create a series of superb outdoor spaces extending to approximately 150 feet. A large porcelain terrace sits directly behind the house, seamlessly extending the kitchen for summer entertaining, while mature planting, established hedging and generous lawn provide privacy and plenty of space for families to enjoy.

One of the standout features is undoubtedly the impressive timber garden studio. Fully insulated and finished to an excellent standard, it offers a highly versatile space currently used as a gym and media room, alongside a covered outdoor entertaining area that creates an exceptional all-season social space overlooking the garden. Whether used for working from home, fitness, hobbies or simply relaxing with family and friends, it significantly enhances the lifestyle this property offers.

This is a rare opportunity to acquire a substantial Edwardian family home that has already undergone an extensive programme of renovation and extension, allowing its next owners to simply move in and enjoy everything it has to offer. Combining over 1,650 sq ft of beautifully presented accommodation, outstanding entertaining space, a remarkable garden studio and one of Mid Sussex's most desirable village settings, Maythorne represents an exceptional family home in every sense.





