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# BARNFIELD

BALCOMBE

## Welcome Home

If you're looking for a modern, high spec detached home that offers you modern comforts, a thriving village lifestyle, beautiful country views and easy access to mainline rail services to London, Brighton and Gatwick Airport then look no further than this exceptional home in Balcombe.

The home was built in 2021 by the highly regarded Rydon Homes as part of the select Denmans Vale development of just 16 homes and enjoys one of the premier positions being tucked away but boasting the most spectacular views over undulating Sussex countryside, looking as far as Worth Abbey to the North.

The beauty about this home is it offers the rare opportunity to live a quintessential village lifestyle whilst retaining incredibly communication links. It would suit a family or even a downsizer looking for spacious accommodation with low maintenance living.





## And Relax

Upon entry you are welcomed by a generous reception hall with vaulted ceiling to the galleried landing that really sets the tone for what lies beyond. Your eye is immediately drawn through the glass doors to that special open outlook. The sitting room is an inviting room that extends to over 23ft. The log burner provides the perfect focal point for those chilly winter's evenings. However, during those summer months you can throw open the two sets of bi-folding doors to blur the division between the inside and the outside, making the most of that incredible countryside view.

For those who work from home, you have a separate home office and there is access to an Ultrafast broadband connection via Cat 6 cabling from the master socket (1,000 mbps download).



## Let Me Entertain You

The fabulous open plan kitchen/dining/family room is the heart of this home. It is the perfect space for both entertaining and modern family life. There is plenty of space for sitting and dining areas whilst the kitchen itself offers opulent high end finishes that compliment the Minoli ceramic tiled flooring. Bi-fold doors open to create the desirable "inside-outside" living.

The designer kitchen is from Stoneham, which are carriers of Royal Warrant and the extensive range of appliances are all NEFF (induction hob, oven, microwave combi oven, fridge, freezer, dishwasher and the all important wine cooler) and some have never been used!

Off the kitchen you have the utility room which hides away the noisier appliances and has a side door that is extremely handy after a muddy dog walk over the fields. Another door opens into the enormous integral double garage which has electric door and provides immense storage and parking space, whilst offering plenty of opportunity for conversion into additional living space, if required.







## Bed, Bath & Beyond

A turned staircase rises to the first floor where you'll find four bedrooms and three bath/shower rooms. The principal suite is exceptional.

You can lie in bed and enjoy the sunrise over the balcony and beyond.

The dressing area has fitted wardrobes and the ensuite is sleek and contemporary.

The second bedroom is also a great size at 17ft with a dual aspect and a stylish ensuite shower room.

The third and fourth bedrooms are also double and served by the large family bathroom with separate bath tub and shower.



## Outside Oasis

Outside, the garden is perfect for anyone looking for low maintenance with an area of level lawn, paved terrace and pretty planting. The outlook creates a real sense of openness and the garden wraps around the house.

There is gated access that leads to the front where you have off road parking. There is outside power, external tap and an EV charge point too.





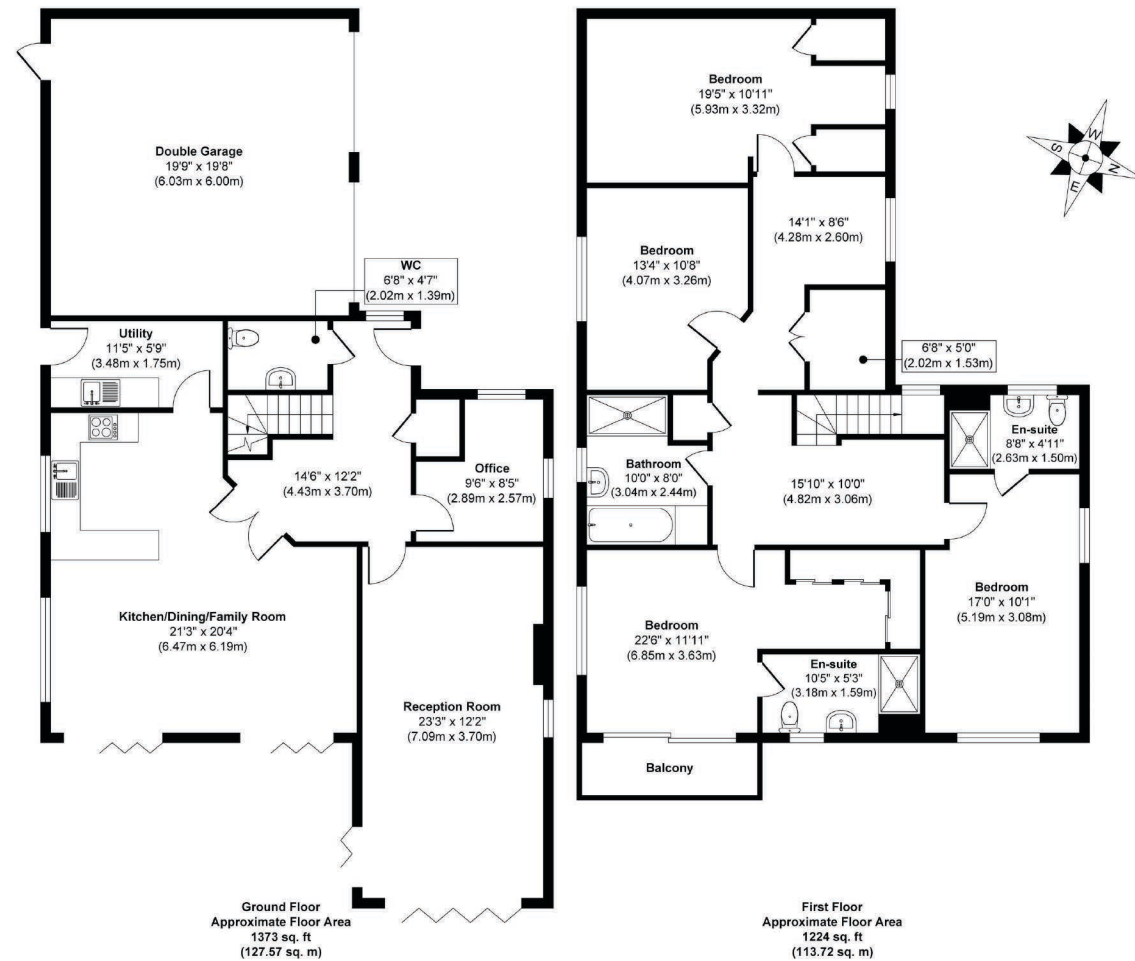


## Brilliant Balcombe

Barnfield is a small, recently built development of just 16 homes off Haywards Heath Road in Balcombe. The village station is within short walking distance and provides regular mainline Thameslink & Southern services (approximate best timings: Victoria 46min; London Bridge 40min; Brighton 26min). Village facilities include numerous shops and stores, tea room, village pub, social club, church, sports clubs, primary school and the mainline train station providing links to London, Gatwick Airport and Brighton. Haywards Heath and Crawley offer more extensive shopping and leisure facilities in addition to mainline railway stations (Haywards Heath to Victoria or London Bridge both approximately 47mins). By road, access to surrounding areas can be gained via the A23(M) which lies approximately 4.5 miles to the west at Handcross or north at Maidenbower.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe lake & 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 school in the neighbouring village of Cuckfield. In the private sector Worth School and Handcross Park, Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.





**Approx. Gross Internal Floor Area 2597 sq. ft / 241.29 sq. m**

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

Produced by Elements Property

## The Finer Details

Tenure: Freehold

Title Number: WSX438111

Local Authority: Mid Sussex District Council

Development Maintenance Contribution: TBC

Council Tax Band: G

Plot Size: 0.12 acres

Available Broadband Speed: Ultrafast (up to 1,000 mbps download)

We believe this information to be correct but recommend intending buyers check details personally.



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