

11

BARNFIELD

BALCOMBE



Modernity & Character

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 whilst being a modern home it offers plenty of kerb appeal and character with a bay fronted, 'Sussex style' tile hung elevation more often seen in 1930s homes.

Although only a few years old, the home has been the subject of transformative works by our clients to offer exceptional ground floor living space that is perfect for entertaining and modern family life.





Rest & Relax

Upon entry you are welcomed by a generous central hall and your eye is immediately drawn through through to the beautiful kitchen.

Off the hall is the fabulous triple aspect sitting room. The log burner is natural focal point and a delight on a chilly winter's evening. The large bay window is south facing, bathing the room is light throughout the day.

There are also delightful views over the undulating countryside which adjoins the development.



Let Me Entertain You

By adding a rear extension, the kitchen/diner has been transformed into a fabulous open plan space that is, without doubt, the beating heart of this home. It is the perfect space for both entertaining and modern family life, flooded with natural light and seamlessly connected with the garden. 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. The dark blue units have a tasteful matt finish that sit under contrasting quartz counters and there is a range of integrated appliances including fridge, freezer, double oven, gas hob, microwave, dishwasher and washing machine.







Bed, Bath & Beyond

The turned staircase rises to the first floor where you'll find the three bedroom and two bath/shower rooms.

The master bedroom enjoys the best views in the house. You can even lie in bed and enjoy the sunrise through the east facing window. There are two sets of fitted wardrobes and a stylish ensuite shower room.

The second and third bedrooms are also doubles and served by the contemporary family bathroom with overhead power shower and heated towel rail.

If another bedroom is required, the large loft space is ripe for conversion. A turned staircase can be installed, mirroring the existing stairs. There is plenty of room to create an exceptional master suite or two smaller double bedrooms, whichever is preferred. Any work is of course subject to any necessary consents.



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. The home offers an immense amount of energy efficiency (EPC: B-83), high levels of insulation and high performance double glazing. The home has gas fired central heating with a boiler that has been serviced annually.

For those who work from home or like to stream, you have access to an Ultrafast broadband connection.

Outside Oasis

Stepping outside, you have a level and fully enclosed garden which offers privacy and seclusion. The paved terrace is a lovely spot for some al-fresco dining and there is some pretty planting.

There is gated side access that leads to the front where you have block paved driveway parking with electric charge point.

The remainder of the garage provides handy storage and has an "up & over" door.





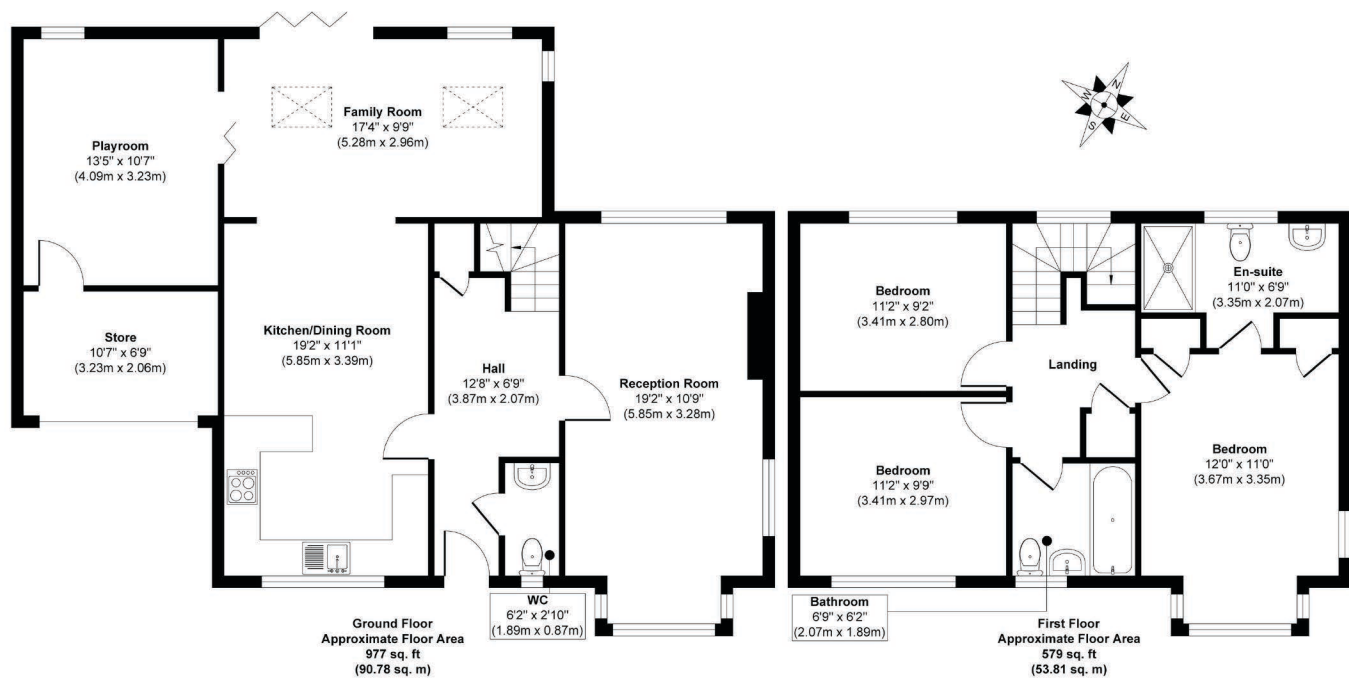
Brilliant Balcombe

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.

Watch our Balcombe Area Guide to give you a real sense of life in this fabulous village.





Approx. Gross Internal Floor Area 1556 sq. ft / 144.59 sq. m

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

Produced by Elements Property

The Finer Details

Tenure: Freehold

Title Number: WSX428597

Plot Size: 0.08 acres (not verified)

Local Authority: Mid Sussex District Council

Council Tax Band: F

Broadband Speed: Ultrafast – 1000 Mbps download

We believe this information to be correct but recommend checking personally before exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



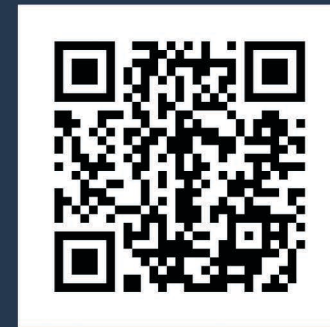


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