



Beautifully presented semi-detached Victorian house

1 New England Cottages, Redbridge Lane, Balcombe, Haywards Heath RH17 6JU

Freehold





Entrance hall • Sitting room • Playroom/study • Kitchen and breakfast room • Utility and boot room • Cloakroom • 5 bedrooms (2 en suite) • Family bathroom • Modern detached garden room/home office • Detached double garage • About two thirds of an acre • EPC rating E

About this property

1 New England Cottages is a beautifully presented, semi-detached Victorian home, situated in a lovely semi-rural position between the villages of Balcombe and Handcross. The house has recently been the subject of a sympathetic extension resulting in an excellent family home extending to over 2,200 square feet, with points of note including stylish classic-style bathroom suites and some underfloor heating, and period detail including high ceilings, attractive casement windows, stripped wooden floors and charming feature fireplaces. Sitting in a plot of about two thirds of an acre, the house also benefits from a modern garden room (built 2019), ideal for home working or outside entertaining, together with detached garage/store.

The floor plan gives a comprehensive overview of the full extent and layout of the house. There are two reception rooms on the ground floor: a dual-aspect sitting room with woodburning stove and French doors opening to the terrace, and a playroom/study. The kitchen is fitted with a range of traditional-style units with black granite worktops, two-oven Aga and ample space for a breakfast table; a useful utility/boot room and a cloakroom complete the ground floor. There are five bedrooms

arranged over the first and second floors. The dual-aspect principal bedroom has an en suite bathroom with roll-top bath; the guest bedroom on the second floor also benefits from an en suite shower room. The remaining three bedrooms are served by a fully-tiled family bathroom.

Outside

1 New England Cottages is approached from the lane via a gated gravel driveway and turning circle, offering ample space for several cars to park. A wide gate opens to the garden and on to a narrow gravel driveway leading to the double garage/garden store.

The wonderful gardens are of particular note, being well established and extending to three sides of the house, mainly laid to flat lawn and enclosed by mature silver birch. A sandstone terrace, part-covered by a timber pergola, extends out from the rear (west) of the house offering a lovely spot for alfresco dining; a pathway continues to the modern detached garden room which offers a variety of uses including an ideal home office, or games room. The remainder of the garden is laid to lawn, with some natural meadow areas and some raised vegetable beds. In all, about 0.66 of an acre.



Agent's Note

The lane leading to 1 New England Cottages is owned by New England Farm, over which the property has a right of way and contributes 12.5% of the cost of upkeep.

Local Information

1 New England Cottages is situated in the beautiful countryside of the High Weald Area of Outstanding Natural Beauty, between the villages of Balcombe and Handcross. The house is rural yet not remote; the thriving village of Balcombe is just 1.7 miles distant, as well as having a station with regular services to London and Brighton, and provides for day to day needs with a pub, village store, primary school and doctor's surgery; the village of Handcross is two miles to the west and Haywards Heath (6 miles) has further amenities including a hospital, leisure centre and supermarkets.

Sussex offers many excellent sporting opportunities with golf at Royal Ashdown, Haywards Heath and Piltown, and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly Reservoir. There are many bridle paths and footpaths which are in close access of the property.

Spa and country house hotels include South Lodge, Alexander House, Ashdown Park Hotel, Gravetye Manor and Ockenden Manor.

Rail services to London and Brighton are available at Balcombe (2 miles), with a fast

service from Three Bridges (5.4 miles), Haywards Heath (6 miles) or Gatwick airport (8.8 miles).

The A23/M23 is readily accessed to the north of Balcombe, and connects to the coast and the national motorway network.

There is an excellent range of highly regarded schools in the area, including Handcross Park (Brighton College), Ardingly College, Worth School, Hurstpierpoint College, Cumnor House, Great Walstead and Brambletye.

Directions

From the centre of Balcombe proceed north on London Road (B2036) and turn left opposite the church into Redbridge Lane (formerly Handcross Road). Continue for about 1.3 miles; the shared driveway is on the left hand side, signposted New England Farm. The house is the first on the right.

Services

Gas fired central heating. Mains gas, electricity and water. Shared private drainage.

Outgoings

Mid Sussex District Council, 01444 458166. Tax band F.

Energy Performance

A copy of the full energy performance certificate is available on request.

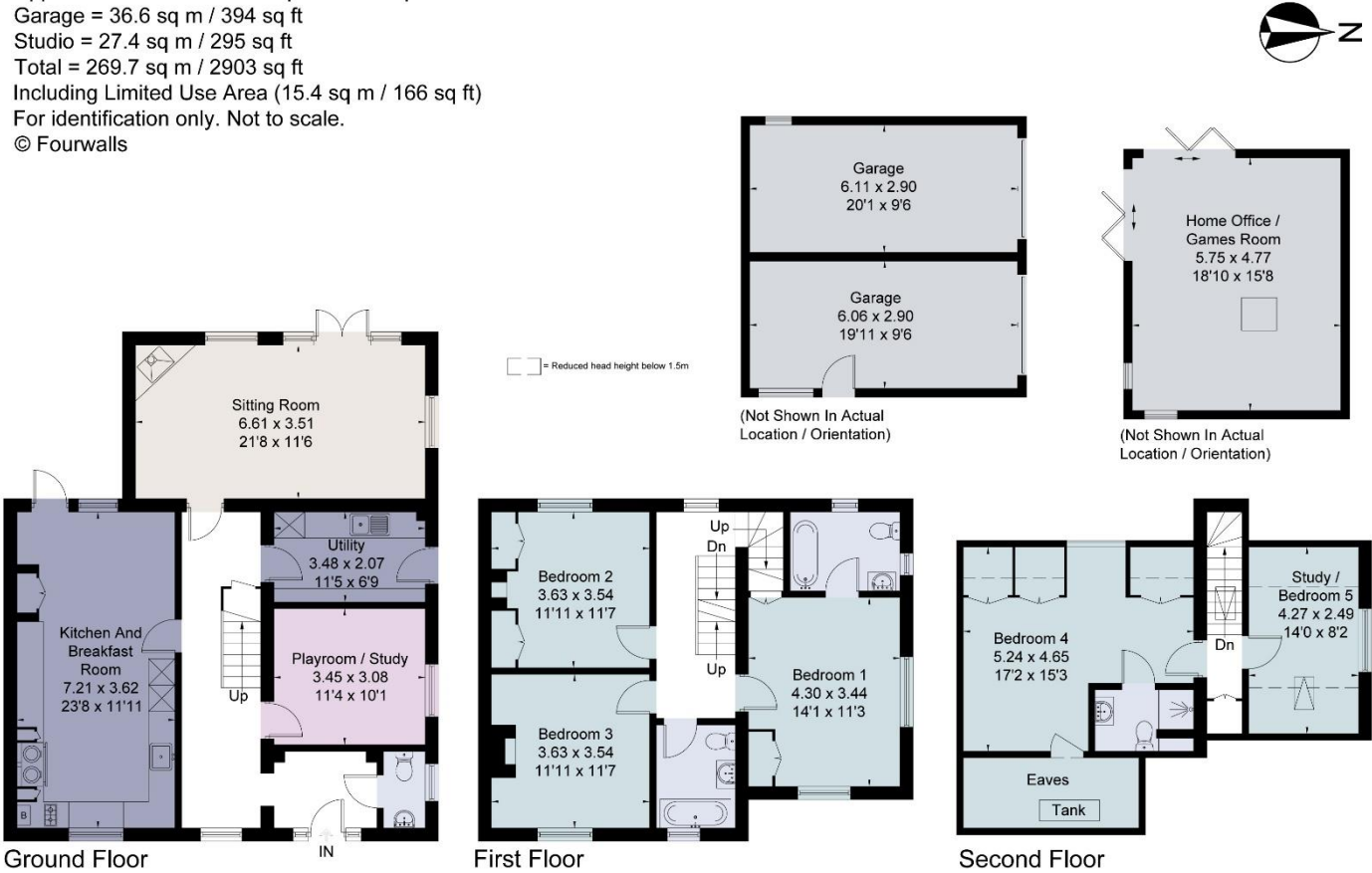
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.





Approximate Area = 205.7 sq m / 2214 sq ft
Garage = 36.6 sq m / 394 sq ft
Studio = 27.4 sq m / 295 sq ft
Total = 269.7 sq m / 2903 sq ft
Including Limited Use Area (15.4 sq m / 166 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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