



# Spacious family home with stylish interiors and superb views

**Grey Gables, London Road, Balcombe, Haywards Heath, West Sussex RH17 6HS**

Freehold









Entrance hall • Open plan sitting and dining room • Family room • Kitchen and breakfast room • Utility / boot room • Cloakroom • 5 double bedrooms (2 en suite) • Bathroom • Shower room • Second floor bedroom 6 / hobby room • Balcony • Driveway parking • Landscaped front and rear gardens • EPC rating D

### About this property

Situated in the heart of the village of Balcombe, Grey Gables is a substantial detached house, dating from the mid-1970s and more recently the subject of a programme of renovation throughout resulting in a superbly appointed family home. Contemporary, high-end finishes include Amtico flooring through much of the ground floor, modern bathroom suites, recessed spot lighting in many of the rooms and a stylish colour palette of soft greys and earthy tones.

There are two reception rooms lying off the welcoming entrance hall, including a family room and an elegant open plan sitting and dining room, featuring a woodburner set in a limestone surround and with French doors opening to the terrace and garden. The kitchen has is fitted with an excellent range of stylish shaker-style units and display cupboards, with a large breakfast bar, quartz worktops, integrated appliances and herringbone patterned Amtico flooring. A full-height square bay window frames the garden and wonderful views beyond and offers a charming seating area; a further glazed door opens to the garden.

Adjoining the kitchen is a large utility and boot room with space for laundry appliances; a cloakroom completes the ground floor.

There are five well-proportioned double bedrooms on the first floor (one currently used as an office), two with en suite bath/shower rooms. The remaining bedrooms are served by a further bathroom and shower room. The second floor comprises a large and versatile room which could be an additional sixth bedroom, hobby or games room. There are also two large loft storage areas.

### Outside

To the front of the property, accessed directly from London Road, is a large block paved driveway offering ample parking for several cars. Steps and a gently winding path, flanked by flower beds, descend to the front door.

The west facing rear garden is of particular note. A large paved terrace adjoins the rear of the house, offering an ideal outdoor seating area from which to enjoy the outlook over the garden and wooded countryside beyond. The remainder of the garden is laid to lawn, edged by well-stocked and colourful flower and shrub borders, which slopes down gently away from the house enhancing the wonderful view.

### Agent's Note

There is planning permission for a garden room with roof lantern and bi-fold doors opening to the garden, together with partial





cedar cladding to the front and rear elevations. Mid Sussex District Council, ref: 14/03535/FUL.

#### Local Information

Grey Gables is situated in the centre of Balcombe, a thriving village set in glorious countryside with a variety of village shops, a public house, a primary school and a village club. The surrounding countryside provides delightful walks and riding; leisure activities include golf, and sailing on Ardingly reservoir by permit.

Haywards Heath has supermarkets, a leisure centre and a variety of High Street shops. Crawley and Brighton provide comprehensive shopping and entertainment facilities.

Transport: Balcombe station is within just 0.3 of a mile and provides direct services to London Bridge, Victoria and St Pancras International. Fast and frequent services to the capital and the coast are available from Haywards Heath (about four miles) or Three Bridges (about five miles). Balcombe has excellent access to the A23/M23, which links to Gatwick airport (about eight miles) and the national motorway network.

Schools: There is a good selection of highly regarded schools in the area, both state and private, including Balcombe Primary School, Ardingly College, Worth School, Cumnor House, Handcross Park (a Brighton College school), Brambletye and Warden Park Academy.

#### Directions

Heading north on the B2036 London Road in the centre of Balcombe, pass the station on the left hand side. Grey Gables is the third house on the left hand side after passing Bramble Hill on the right.

#### Services

Gas fired central heating. Electric underfloor heating in the kitchen and all bath/shower rooms. Mains gas, electricity, water and drainage.

#### Outgoings

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

#### Energy Performance

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

#### Viewing

Strictly by appointment with arrangement through Savills Haywards Heath on 01444 446 000.







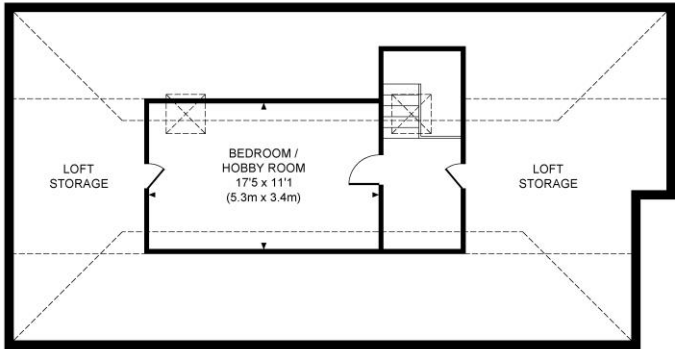


Grey Gables, London Road, Balcombe, Haywards Heath, West Sussex, RH17 6HS  
Gross Internal Area 2810 sq ft, 261.1 m<sup>2</sup>

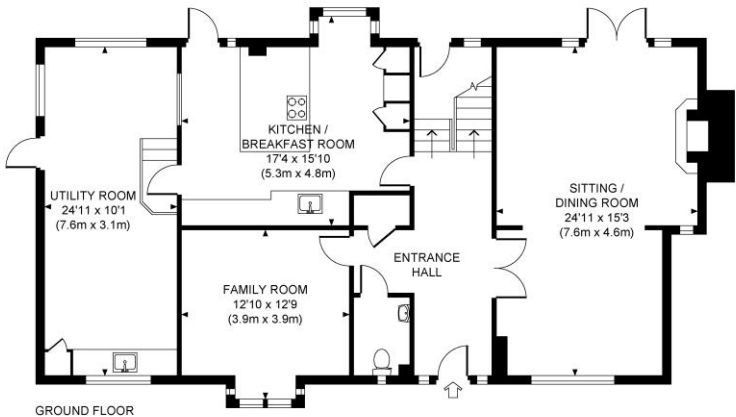
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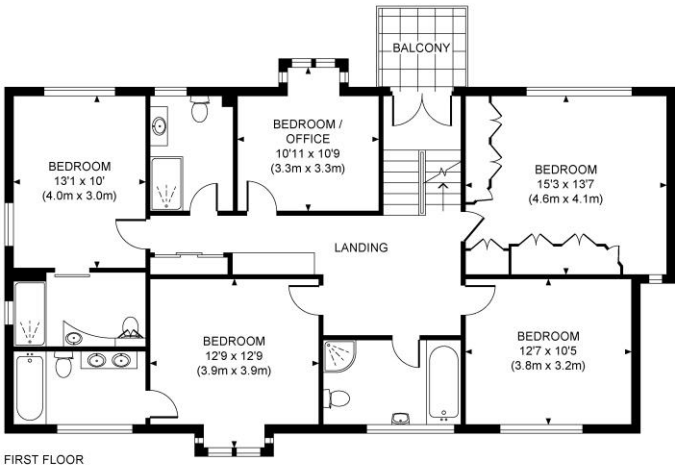
Approximate Gross Internal Area  
2810 sq ft / 261.1 sq m



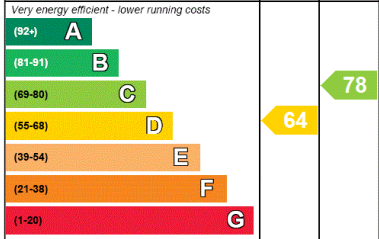

SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			78
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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