



Elegant, classically Victorian detached house

Forest View, Haywards Heath Road, Balcombe, Haywards Heath, West Sussex, RH17 6NZ

Guide £1,595,000 Freehold





Entrance hall • Drawing room • Sitting room • Dining room
 • Kitchen and breakfast room • Conservatory • Utility and boot room • Cloakroom • Cellar games room • 4 bedrooms (1 en suite) • Family bathroom • Dressing room/bedroom 5
 • Detached annexe with kitchen/living room, shower room, bedroom and courtyard • Store room • Detached timber stable • Terraces and garden • EPC ratings D and E

About this property

Forest View is an elegant period family house, ideally situated in an Area of Outstanding Natural Beauty in the centre of the popular village of Balcombe. Understood to date from 1896-8 and formerly the estate doctor's house, the property benefits from a wealth of character typical of the late Victorian era, including high ceilings, a number of wide bays with sash windows, intricate coving, picture rails and handsome gable ends.

The house offers well-proportioned and versatile accommodation over two floors, with the added benefit of a spacious, detached one bedroom annexe converted from the original garaging and stables.

The floor plans offer a comprehensive overview of the layout and full extent of the house. The front door opens to the entrance hall, off which lie two of the main reception rooms: the drawing room and the dual-aspect sitting room. Both rooms showcase the house's Victorian architecture, with graceful proportions and impressive high ceilings, and feature attractive original fireplaces. The dining room fireplace set with a woodburner. Two sets of French doors open from the drawing room to the adjoining conservatory.

The part-vaulted kitchen and breakfast room is fitted with a range of farmhouse-style wooden units and a central island with black granite worktops and appliances including an Everhot range. There is ample space for a breakfast table and the room is open to the formal dining room, creating an excellent space for every day family life and entertaining alike. Steps descend from the kitchen to the tanked cellar, which is currently used as a games room; a cloakroom and large utility/boot room complete the ground floor accommodation.

There are four bedrooms on the first floor, the main bedroom having an en suite shower room and the others served by a family bathroom. A versatile fifth room is used as both a study and dressing room.

The Stables Annexe

With its own front door from the driveway and a private gated courtyard to the rear, The Stables is a single-storey annexe comprising an open-plan kitchen and living room, shower room and large vaulted bedroom. Adjoining the annexe is a store room with power connected, in need of some repair but with excellent potential for conversion to a home office (see Agent's Note below).



Gardens

Forest View is accessed from Haywards Heath Road via a five-bar gate, which opens to a block paved driveway. Double gates open to the annexe courtyard and there is access via a covered storage area to the enclosed garden.

There are two main areas of garden: to the north of the house is an area of lawn surrounded by hedging and trees, with a central wildflower bed; the garden to the south of the house is private and well-enclosed by a brick wall, fencing and hedging, and comprises two paved terraces lying adjacent to the house which lead out on to an expanse of level lawn. A vine clad pergola screens a secluded courtyard garden with box hedging, central water feature and outside lighting; to the far southern end of the garden is a timber stable.

Total plot about 0.40 of an acre.

Agent's Note

Planning permission has been granted for "Replacement vehicle access into site from Haywards Heath road with proposed garage and log store. Replacement of existing conservatory to proposed orangery, part demolition of dilapidated outbuilding and replace with an extension to create a home office space, with associated landscaping alterations." Approved plans can be viewed on Mid Sussex District Council planning portal ref DM/20/4553.

Local Information

Forest View is located in the heart of Balcombe, in the village Conservation Area, within good reach of local amenities and just

half a mile from the station.

Balcombe is a thriving village in the glorious countryside of the High Weald Area of Outstanding Natural Beauty, and has a variety of village shops, a public house, a primary school and a village club. Haywards Heath (four miles) and Crawley (five miles) offer comprehensive shopping and leisure facilities.

Transport: Balcombe station 0.5 of a mile, 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 or Three Bridges (five miles). Balcombe has excellent access to the A23/M23, which links to Gatwick airport (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. All distances and journey times are approximate.

Services Gas fired central heating. Mains gas, electricity, water and drainage. Solar PV panels generate electricity for the house, and is also fed back to the grid. The Stables Annexe: electric hot water and heating.

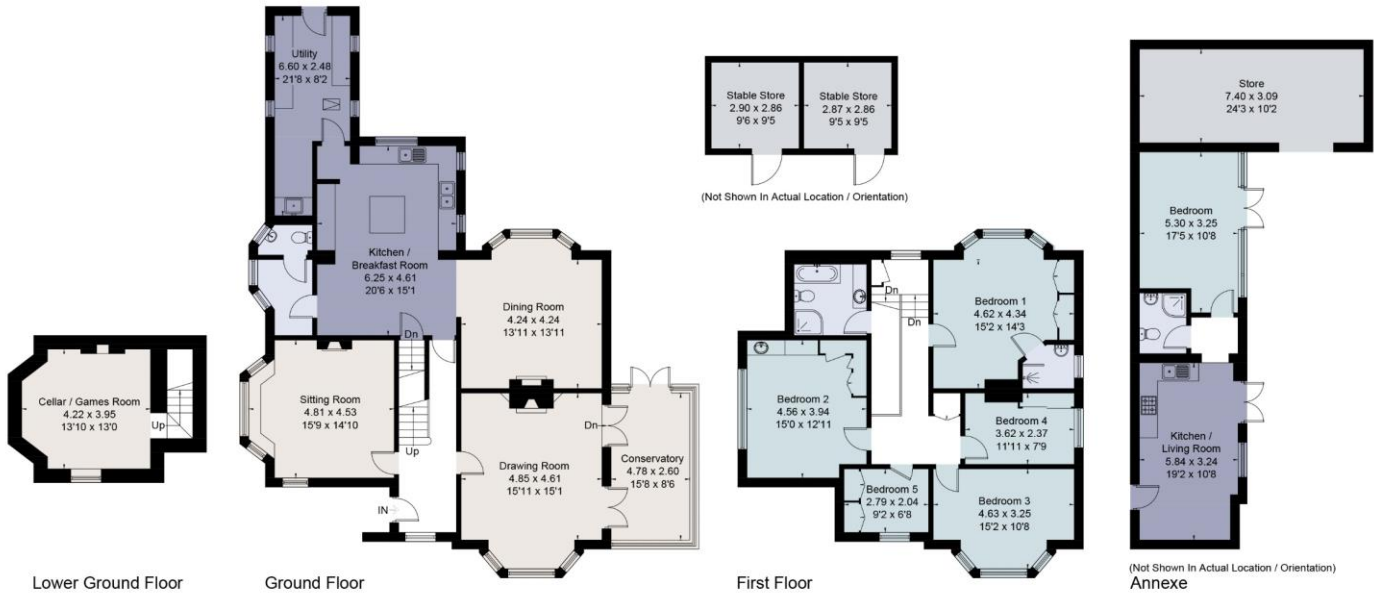
Outgoings Mid Sussex District Council, 01444 458166. Tax bands G & A.

Viewing: by appointment only.





Approximate Area = 239.8 sq m / 2581 sq ft
Annexe = 41.6 sq m / 448 sq ft (Excluding Open Store)
Cellar = 19.7 sq m / 212 sq ft
Stable Store = 16.5 sq m / 178 sq ft
Total = 317.6 sq m / 3419 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
For identification only. Not to scale.
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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		
(39-54) E	58	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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