



Beautifully proportioned Victorian semi-detached house

Brookthorpe, Victoria Road, Balcombe, Haywards Heath, West Sussex RH17 6LJ

Excess £1,000,000 Freehold



Entrance hall • Drawing / music room • Dining room • Kitchen / breakfast room • Family room • Utility room • Cloakroom • Study • Store room • Main bedroom with en suite shower room • 6 further bedrooms • Bathroom • Shower room • Walled garden • Two timber sheds • Parking • EPC rating D

About this property

Brookthorpe is a beautifully proportioned, classically Victorian family house, dating from the 1890s. Internally, the property is deceptively spacious, with generous accommodation spanning four floors. Whilst maintaining a number of classic period features including high ceilings, oak flooring and elegant fireplaces, the property has been extended and much improved, including the creation of a wonderful family dining room with Aga and useful suite of rooms in the basement, which have the potential to be utilised as a self-contained annexe.

The full extent of the accommodation, which extends to 3,291 square feet, can be seen on the floor plans that follow.

Outside, a good-sized walled garden extends to the south and east of the house; mainly laid to lawn and with an attractive, raised paved terrace, two timber storage sheds with power, and parking.

Local Information

Brookthorpe is located in a private road in the heart of the popular village of Balcombe, within good reach of all village 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 is within half 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 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.

Services

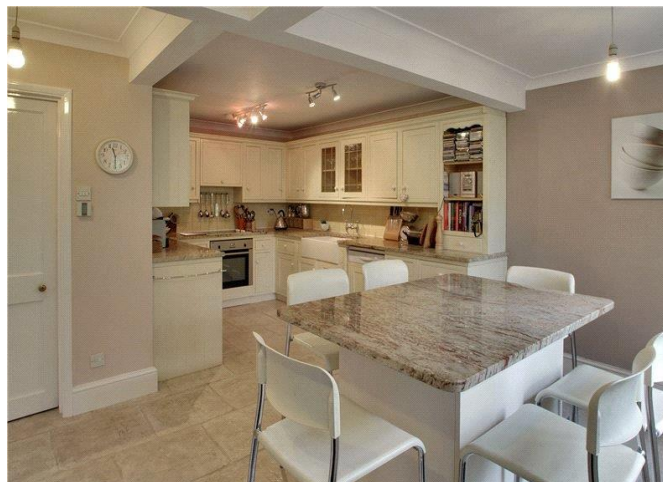
Gas fired central heating. All mains services.

Outgoings

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

Viewing

Strictly by appointment with Savills on 01444 446000.



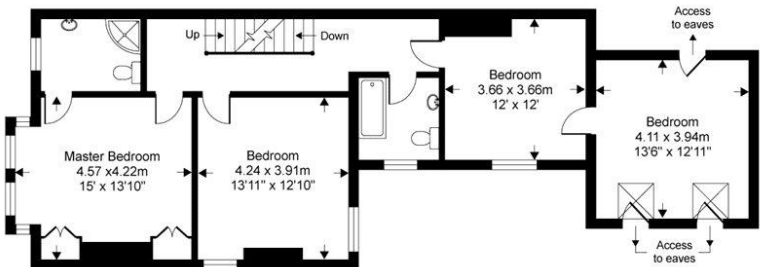


Brookthorpe, Balcombe

Gross internal floor area (approx):
305.7 sq m / 3291 sq ft (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)
For Identification only - Not to scale
Niche Communications



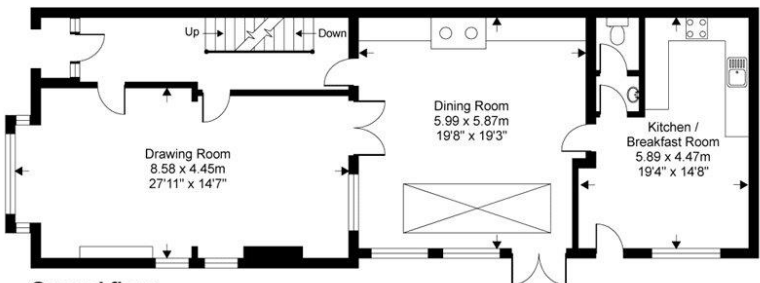
Denotes restricted
head height



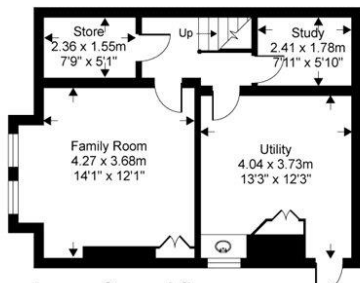
First floor



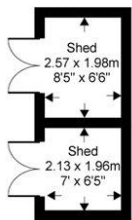
Second floor



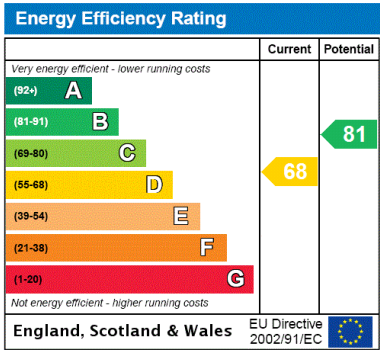
Ground floor



Lower Ground floor



Outbuilding



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