

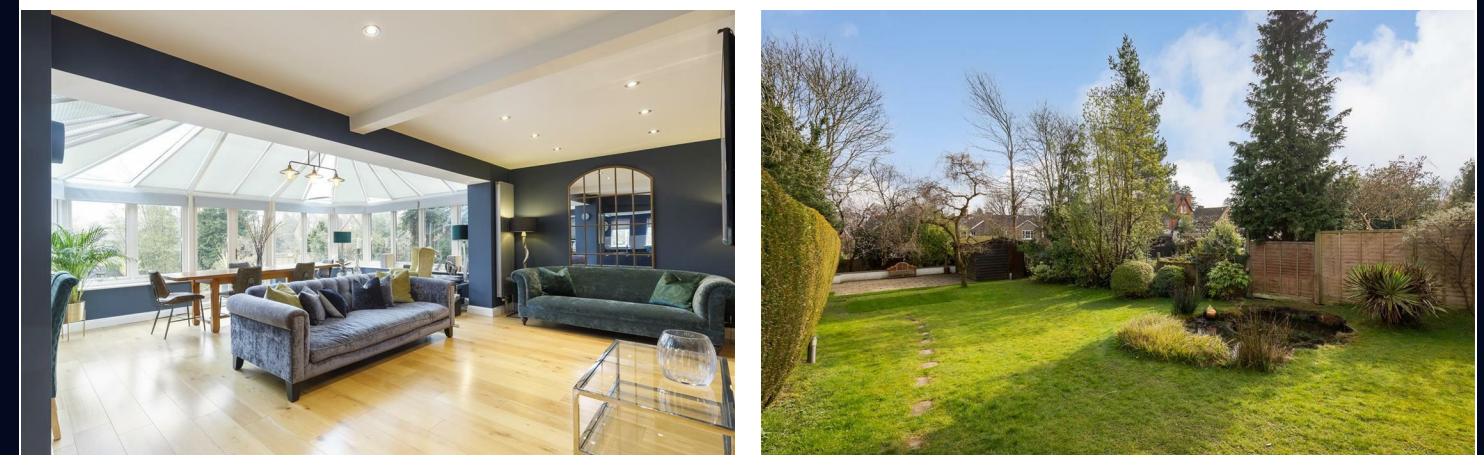
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VIEWING BY APPOINTMENT WITH PSP HOMES
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Delamere, Stockcroft Road, Balcombe, W. Sussex, RH17 6LH

Guide Price £1,250,000 Freehold

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What we like...

- * Superb open plan kitchen/dining/family room - great for entertaining.
- * Prestigious Stockcroft Road in the heart of brilliant Balcombe.
- * Long garden with fully powered studio - ideal for home working.
- * Village lifestyle with mainline rail links - pure commuting convenience.
- * Beautiful interiors mean no work is required.

The House...

Delamere is a quite exceptional detached family home sitting on a generous plot on the most prestigious Stockcroft Road, in the heart of sought-after Balcombe. Originally built in the 1960s, the house has been greatly improved by the current owners and is now offered for sale in pristine order throughout.

The tone of the house is immediately set by the impressive reception hall with bespoke oak staircase and bay window seat. This leads through to both the ground floor living spaces, which enjoy flowing engineered oak flooring.

The exceptional open plan kitchen/dining/family room, which extends across the entire rear of the house, is without doubt the heart of the home. Extending to 30ft (max) x 22ft (max), this impressive space has air conditioning and is ideal for both entertaining guest and modern family living. Doors open on the garden to create an ‘inside-outside’ space during the summer months. The kitchen itself has sleek, two-tone units, with stone worktops and integrated appliances.

The inviting sitting room offers a cosier retreat, with attractive cast iron fireplace providing a central focal point.

On the first floor are four bedrooms and two bath/shower rooms. The master bedroom enjoys extensive fitted wardrobes and its own en-suite shower room. Bedrooms 2 and 3 are both doubles whilst Bedroom 4 has been fitted with wardrobes to be used as a dressing room. The family bathroom is contemporary and has a bath and separate shower.

Further benefits include classy, tasteful décor throughout, solid wood internal doors, gas fired central heating with ‘Hive’ and ‘Megaflo’ systems, double glazed windows throughout and an alarm system.

Step Outside...

To the rear is an excellent garden that extends to approximately 120ft in depth and has been superbly landscaped to provide paved areas that are ideal for ‘al-fresco’ dining or a morning coffee. The majority of the garden is laid to lawn with established hedging and fenced borders. There is a further paved area at the end of the garden and a highly versatile ‘garden studio’ which enjoys power & lighting.

To the front, the house is set well back from the road behind a gated entrance and a block paved driveway provides off road parking for several vehicles.



Scope/Potential...

There is, in our opinion, scope to convert the large loft space into an exceptional master bedroom with en-suite, or two smaller bedrooms, STPP. There is granted planning permission to extend to the rear (REF: DM/20/1345) and plans are available upon request.

The Location...

Stockcroft Road is arguably the premier residential road within the sought after village of Balcombe. Village facilities include numerous shops and stores, tea room, village pubs, 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 is less than 4 miles distant in Turners Hill, whilst Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

Information

Tenure: Freehold
Title Number: WSX199926
Conservation Area: Yes - Balcombe
Local Authority: Mid Sussex District Council
Council Tax Band: F
Services: Mains Gas, electric, water and drainage (not checked)
Available Broadband Speed: Superfast (up to 80mbps)

