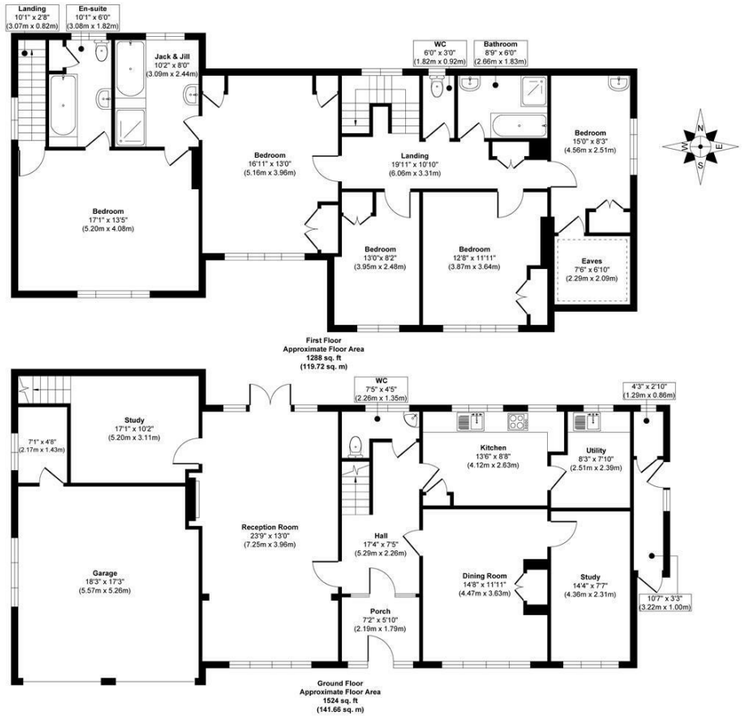

Approx. Gross Internal Floor Area 2812 sq. ft / 261.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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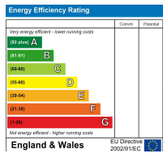

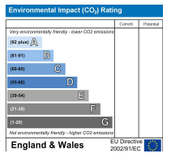

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Twittens Oldlands Avenue, Balcombe, West Sussex, RH17 6LW

Guide Price £1,250,000 Freehold

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Twittens Oldlands Avenue, Balcombe, West Sussex, RH17 6LW

Welcome Home

There are certain homes that rarely come to the market, and Twittens is certainly one of them. Set on one of Balcombe's most prestigious roads, this substantial detached family house occupies a remarkable plot of approximately 0.56 acres, with mature gardens, a wide frontage and an established setting that gives the home a wonderful sense of privacy and space.

Originally built in the 1930s and later extended around 1985, the house has remained in the same family ownership since 1966. It is now offered for sale for the first time in nearly 60 years, creating a genuinely rare opportunity for the next custodian to shape the home for the decades ahead.

Family Friendly Flexibility

The accommodation already extends to an impressive 2,812 sq ft / 261.38 sq m, offering generous room proportions and a flexible layout. Whilst the house would now benefit from modernisation, the scale, setting and character provide the perfect foundations for a truly special long-term home.

The front door opens into a central hall with cloakroom/WC, from which the main reception spaces flow. The principal reception room is a particularly generous space, measuring over 23ft, with exposed ceiling beams, a fireplace and large windows overlooking the garden. This is a room with real warmth and character, offering plenty of space for both relaxing and entertaining.

A separate dining room sits to the front of the house, again enjoying excellent proportions, exposed timbers and a lovely outlook over the gardens. The kitchen lies to the rear and is fitted with wooden cabinetry, integrated appliances and space for informal dining, with a useful utility room positioned alongside. For buyers looking to create a more contemporary layout, this part of the house offers exciting potential to reconfigure into a large kitchen/dining/family room, subject to the usual consents.

There are also two separate study rooms on the ground floor, ideal for those who work from home or need additional hobby, playroom or snug space. One of these sits adjacent to the double garage and could lend itself to a variety of uses.

Off To Bed

On the first floor, the sense of space continues. The main bedroom is an excellent size, measuring over 17ft, and has its own en-suite bathroom. There are five further bedrooms, several of which are comfortable doubles, served by a family bathroom, separate WC and an additional Jack and Jill bathroom. The layout is wonderfully practical for family life, whilst still offering clear scope for redesigning the bedroom and bathroom arrangement to suit modern requirements.

In short, Twittens is not simply a house to update. It is a rare chance to create a landmark family home on one of the best plots in the village.

Outside Oasis

The gardens are a standout feature and are what truly set Twittens apart.

The plot extends to approximately 0.56 acres, with a sweeping lawn, mature trees, established planting and beautifully stocked borders. There is a real feeling of space and seclusion, with the house sitting comfortably within its grounds rather than being dominated by them. To the rear, the garden opens out into a broad expanse of level lawn, framed by mature trees and shrubs. It is the sort of garden that is increasingly difficult to find in the village: wide, established, private and full of potential. There is ample room for outdoor entertaining, children's play, landscaping, kitchen garden areas or further extension of the house, subject to the necessary permissions.

To the front, a generous driveway provides ample off-road parking and leads to the double garage. The front garden is attractively planted, giving the house a handsome approach from Oldlands Avenue.

The Opportunity

Twittens will appeal to buyers who recognise the rarity of the plot and location. The existing house has great charm and scale, but there is no doubt that the next owner may wish to modernise, remodel and potentially extend. Whether the vision is to sensitively update the existing 1930s home, create a large open-plan family layout, or undertake a more ambitious transformation, the setting provides an exceptional canvas.

Homes on plots of this calibre in Oldlands Avenue are seldom available, and the fact that Twittens has not been sold since 1966 makes this a particularly special opportunity.