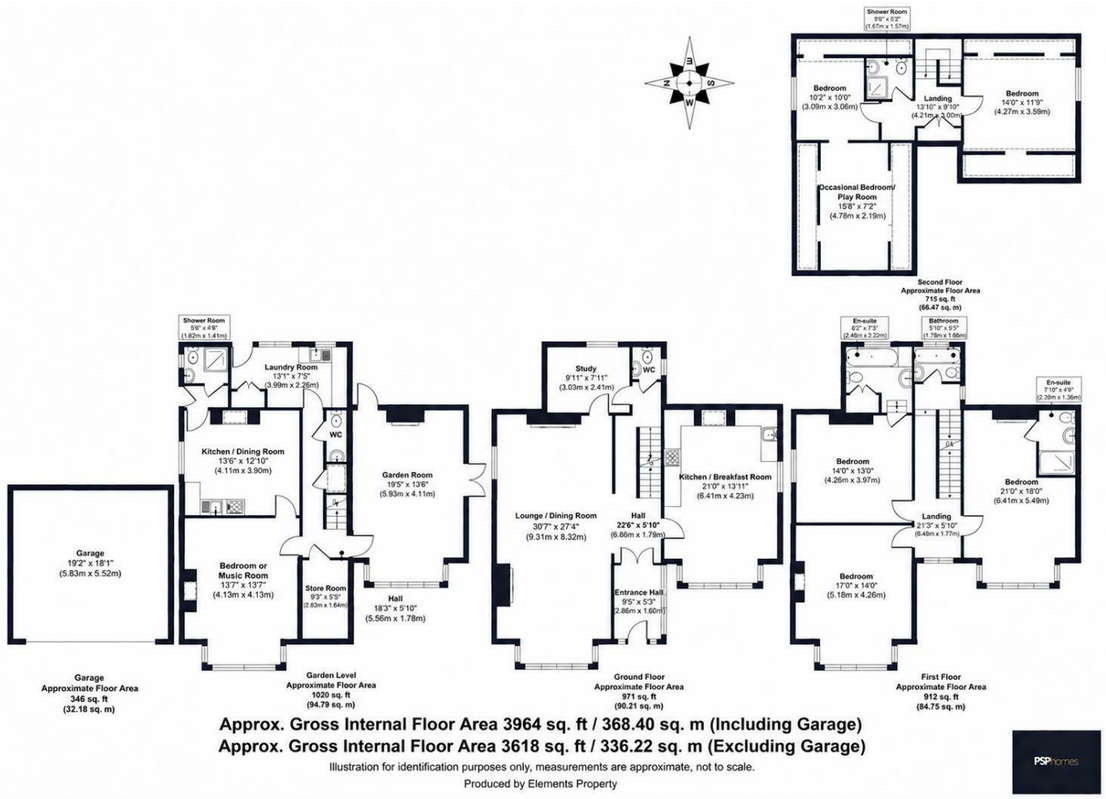


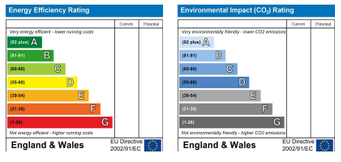





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## Wynstay House Stockcroft Road, Balcombe, West Sussex, RH17 6LH

## Guide Price £1,750,000 Freehold

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# Wynstay House Stockcroft Road, Balcombe, West Sussex, RH17 6LH

**Wynstay House**
Wynstay House occupies a generous 0.38-acre plot on the prestigious private Stockcroft Road, offering around 3,618 sq ft of beautifully proportioned accommodation arranged across four floors, together with a newly built double garage and exceptional flexibility for family and multigenerational living.

It is a home that combines the space, architecture and maturity of a substantial Victorian house with the lifestyle advantages that make Balcombe so sought after: a thriving village community, beautiful countryside close at hand and excellent connections for London, Brighton and Gatwick Airport. With an extensive programme of renovation now completed, Wynstay House presents an unusual opportunity to enjoy a genuinely substantial country-village home without feeling remotely cut off.

Opportunities to acquire a period home of this scale in such a prestigious setting are increasingly rare.

The present owners have undertaken a comprehensive two-year programme of work, converting the property from seven separate flats back into one substantial family house. Importantly, the renovation has been approached with an appreciation of the building's Victorian origins. Period proportions and architectural details remain central to its character, with high ceilings, decorative cornicing and ceiling roses, deep skirting boards, original-style fireplaces, some stripped timber floors, substantial sash and bay windows and a handsome staircase all contributing to the sense of scale and history.

Behind that period character, the house has also been comprehensively upgraded for modern family life. It has been completely rewired and replumbed, with a new two-zone central heating system installed. A mesh Wi-Fi system provides coverage across all four floors, complemented by a six-camera security system including a front-door camera. The principal rooms on the ground and garden floors are also wired for satellite and terrestrial television and include Ethernet points for streaming. The result is a house that retains its individuality and period character while offering the infrastructure expected of a contemporary family home.

**The House...**
The accommodation is exceptionally generous. On the ground floor, approached through an entrance lobby with its original black and white tiled floor, is the impressive principal reception room, extending to around 30ft. With large windows, wonderful ceiling heights and impressive cornice mouldings, there is ample space to create distinct sitting and dining areas while retaining a real sense of occasion.

Across the hallway is a separate kitchen/breakfast room measuring over 21ft, providing a generous space for everyday family life. Further along the hallway is a study and cloakroom. These are substantial, well-proportioned rooms rather than compromised open-plan spaces, allowing the house to provide both sociable areas in which to come together and quieter spaces in which to work or retreat.

The garden level is one of Wynstay House's most interesting features and provides an exceptional degree of flexibility. The North facing rooms have been deliberately arranged with a nanny or granny annexe in mind, including its own entrance, bedroom, kitchen/dining room and shower room. It therefore lends itself particularly well to multigenerational living, a live-in nanny or longer-term guests. Equally, buyers who do not require separate accommodation could use the garden room bedroom as a music room, games room or substantial home office, retaining the remaining rooms as an occasional guest suite or studio.

Across the hallway is a generous garden room with French doors opening onto the side garden and a further door leading directly to the rear patio. This is a versatile space which could work equally well as a family room, games room, music room, home office or informal entertaining space.



At the end of the hallway is a separate laundry room with a door leading to the rear of the property. There is also a good-sized storeroom beneath the entrance lobby, already benefiting from external ventilation and a radiator, providing useful additional storage and potential as a substantial airing cupboard.

The first floor contains three particularly generous bedrooms, two of which benefit from en-suite facilities, together with a family bathroom positioned on the half landing.

The top floor provides a further two bedrooms, an occasional bedroom/playroom and a shower room. With rooflines creating an individual character and elevated views extending to both the north and south, this level provides excellent flexibility for children, hobbies, home working or visiting guests.

The arrangement means the house can adapt readily as family requirements change, whether that means accommodating children of different ages, providing dedicated home-working space, creating guest accommodation or allowing several generations of a family to live comfortably under one roof.

**Outside...**
The scale inside is matched by the outside space. Wynstay House sits within an approximately 0.38-acre plot, with a broad rear garden predominantly laid to lawn and enclosed by mature boundaries, giving the property an established and private feel.

A newly laid patio, completed in 2026 and extending to approximately 40 sq m, provides an excellent area for outdoor dining and entertaining. This connects the rear garden with a quieter, secluded side garden, which in turn has French doors opening directly into the garden room.

There is ample space for children to play, summer entertaining and more formal garden areas if desired, while the width and depth of the plot provide a welcome sense of separation from neighbouring homes. Two further lawned areas lie to the front of the property, either side of the pathway.

**Garage & Parking...**
Parking and garaging are another notable strength. Stockcroft Road is a beautiful private road with no parking restrictions, while the property itself benefits from a newly constructed double-width garage, completed in 2026.

The garage has a full-width electrically operated door, tiled roof and boarded loft area, with power, lighting and water already connected. Separate wiring has also been installed for a fast EV charger, together with further wiring for external lighting and sensors.

The boarded roof space provides useful additional storage and could offer future potential for a studio or additional accommodation, subject to the necessary planning permissions, building regulations and structural considerations.

**The Location...**
Wynstay House occupies a prominent position on prestigious Stockcroft Road in the heart of Balcombe, one of Mid Sussex's most sought-after villages.





