

*An outstanding 5-bedroomed detached period residence set within beautifully landscaped private grounds of circa 2.8-acres, situated in an idyllic rural location in a highly sought-after country lane, whilst surrounded by glorious open countryside along with convenient road access onto A/M23.*



High Coombe Cottage, Private Road, Balcombe, West Sussex RH17 6PS

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947







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Private Road,  
Balcombe,  
West Sussex.  
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*This beautiful country home occupies a substantial plot in a private, tucked away, rural position having been well-maintained and much improved during the current owners' 30-year residence. An ideal purchase for large/multi-generational families in addition to those working from home.*

## *the house...*

- A SUPERB 5-BEDROOM DETACHED CHARACTER HOME OF 2,932 SQ.FT.
- VERSATILE ACCOMMODATION THROUGHOUT.
- SITTING ROOM WITH FEATURE INSET WOOD-BURNING STOVE TO CHIMNEY BREAST.
- BEAUTIFULLY APPOINTED BESPOKE COUNTRY-STYLE KITCHEN/BREAKFAST ROOM WITH AGA & DOOR TO GARDEN.
- DELIGHTFUL GARDEN ROOM WITH ROOF LANTERNS & BI-FOLDING DOORS TO GARDEN.
- IMPRESSIVE DINING ROOM WITH FRENCH-STYLE DOORS TO GARDEN.
- SEPARATE UTILITY ROOM WITH EXTERNAL DOOR. CLOAKROOM/W.C.
- 5 FIRST FLOOR BEDROOMS - 2 WITH EN-SUITES.
- FAMILY BATHROOM & SEPARATE SHOWER ROOM.
- BOARDED ATTIC ROOM WITH STAIRCASE OFFERING GREAT SCOPE FOR CONVERSION.
- EPC RATING: D. COUNCIL TAX BAND: G.

## *gardens and grounds...*

- SOUGHT-AFTER LOCATION ON PERIPHERY OF BALCOMBE.
- BEAUTIFULLY LANDSCAPED PARK-LIKE GARDENS & GROUNDS.
- IMPRESSIVELY SIZED PLOT – APPROX. 2.8 ACRES.
- MEANDERING PRIVATE APPROACH THROUGH GROUNDS.
- CARRIAGE DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES.
- BARN-STYLE GARAGING WITH 2 OPEN BAYS, SINGLE GARAGE, GARDEN WC, COVERED REAR LOG STORE & PLANNING PERMISSION FOR ANNEXE ACCOMMODATION ABOVE (DM/16/3489).
- PAVED REAR PATIO IDEAL FOR SUMMER ENTERTAINING/ALFRESCO DINING.
- LARGE ENCLOSED VEGETABLE GARDEN WITH ORCHARD, GREENHOUSE & TIMBER SHED.
- COPSE, COMPOST AREA & FURTHER SMALL ORCHARD.
- HIGH DEGREE OF PRIVACY & SECLUSION.
- EASY ROAD ACCESS TO A/M23.
- SHORT DRIVE TO BALCOMBE RAILWAY STATION.









## *in more detail...*

Being a FORMER LODGE to the adjacent Coombe House, this attractive DETACHED PERIOD COTTAGE, dating back to the early 1900s, has been well-maintained whilst tastefully IMPROVED, EXTENDED and REFURBISHED by the current owners during their long and happy residence over the past 30 years

This charming cottage, set in a most IDYLIC PEACEFUL RURAL LOCATION, is situated in a secluded private road off a country lane, and approached via a private gated entrance opening into a meandering shingled driveway leading through park-like gardens and grounds before arriving at the cottage with its CARRIAGE DRIVEWAY and BARN-STYLE GARAGING. The property also enjoys a convenient position within an easy drive of local schooling, both state and independent, as well as surrounding villages and easy road access to the A/M23.

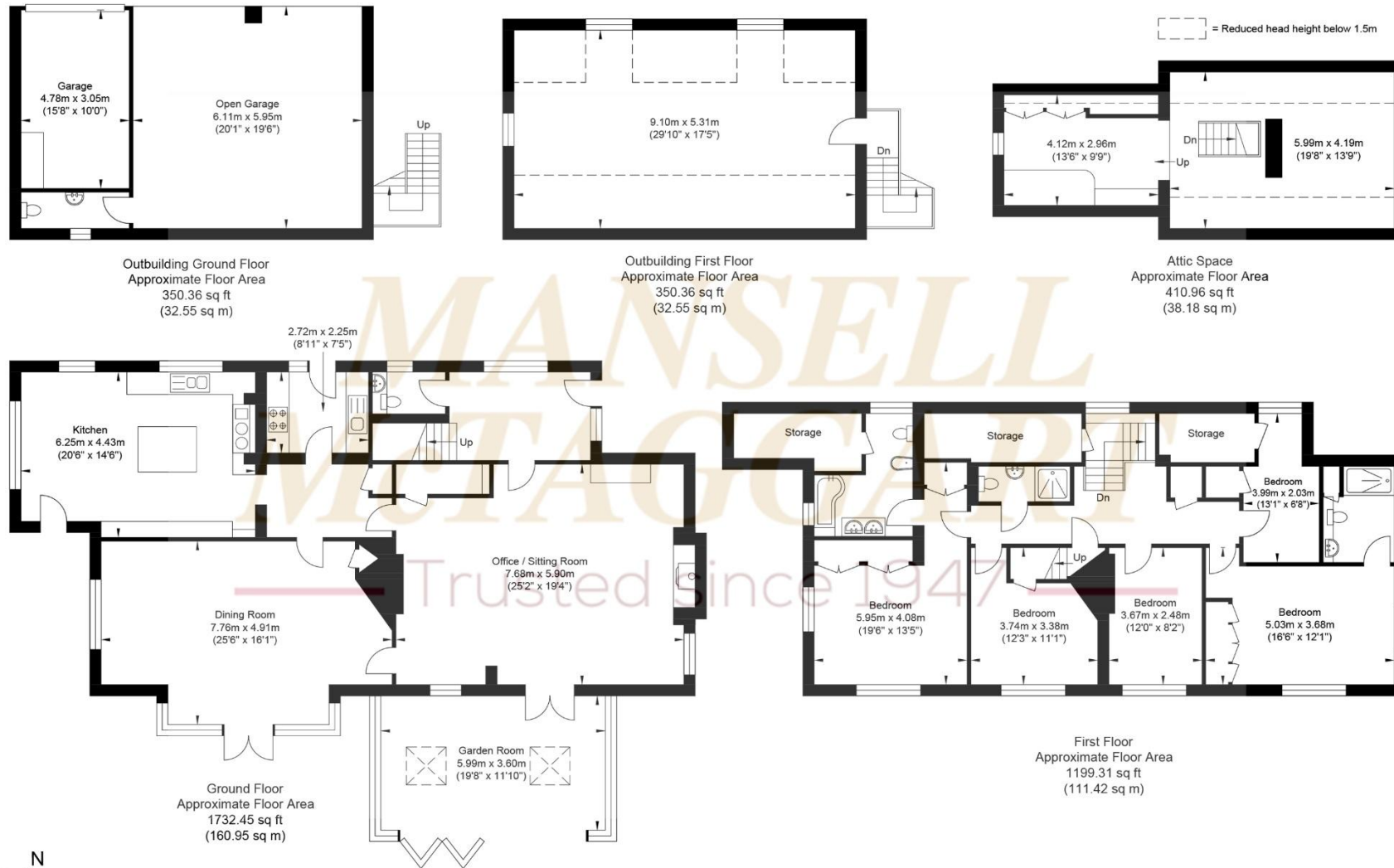
Previous works have been carried out to a high standard whilst retaining much of its period charm and character. The accommodation in brief comprises a spacious ENTRANCE HALL with CLOAKROOM/WC off, an impressive double aspect SITTING ROOM with feature wood-burning stove inset to chimney and double doors opening into a stunning bright and airy GARDEN ROOM with dual roof lanterns and bi-folding doors to garden. A beautifully appointed, bespoke, country-style KITCHEN/BREAKFAST ROOM is fitted with an extensive range of cabinetry and features an Aga as well as an integrated dishwasher. An imposing central island with power provides further storage and finished with a granite worksurface. Off the kitchen is a separate UTILITY ROOM with external door to outside whilst equipped with wall and base units to include an electric ceramic hob, spaces for a washing machine, tumble dryer and upright fridge/freezer and lastly a Worcester boiler. Positioned to the rear is a grand DINING ROOM with French-style doors opening to the garden and connecting door into the sitting room.

Stairs from the entrance hall rise to the FIRST-FLOOR LANDING where there are FIVE WELL-PROPORTIONED BEDROOMS, a FAMILY SHOWER ROOM and airing cupboard housing the Megaflo hot water cylinder. The dual aspect PRINCIPAL BEDROOM enjoys fitted wardrobes, a large refitted EN-SUITE BATHROOM with combination bath/shower, twin basins inset to vanity, bidet and WC. BEDROOM 2, also of dual aspect has fitted wardrobes and further enjoys a re-fitted EN-SUITE SHOWER ROOM with large enclosure, WC and vanity basin, ideal as a guest room. THREE FURTHER BEDROOMS are served by a FAMILY SHOWER ROOM with basin unit and WC.

A doorway on the landing opens to a staircase rising to a boarded ATTIC ROOM with power and light, previously used an office.



## High Coombe Cottage



Approximate Gross Internal Area (Excluding Outbuilding & Attic Space) = 272.37 sq m / 2931.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## *outside...*

Impressive and beautifully landscaped PARK-LIKE GARDENS AND GROUNDS are a particular feature of the property and enjoyed on approach via its meandering gravelled driveway where electronically operated gates secure its entrance.

A stunning carriage driveway displays a leafy grove centrepiece and provides PARKING FOR NUMEROUS VEHICLES leading to BARN-STYLE GARAGING comprising two open bays, an enclosed garage, gardener's WC and covered log store. An external staircase alongside rises to boarded loft space above with PLANNING PERMISSION TO CONVERT INTO A SELF-CONTAINED ANNEXE (ref: DM/16/3489) ideal for additional living space for larger families or for those working from home.

FORMAL LAWNED GARDENS are arranged to the rear and side of the property where a majestic Oak takes pride of place, whilst being fully enclosed by tall hedging creating a high degree of privacy and seclusion.

Further is a fully fenced and gated VEGETABLE PLOT containing several raised and framed planters, a GREENHOUSE, TIMBER SHED and SMALL ORCHARD.

To the south-western boundary is a COPSE along with COMPOST AREA, a further SMALL ORCHARD, collection of rhododendrons and TIMBER SHED.



## *further benefits...*

- Gas central heating to radiators.
- Blend of character and modern features.
- Private drainage (Klargester sewage system).
- Fully landscaped gardens/grounds and large vegetable plot.
- Extensive driveway and detached barn-style garaging with planning permission to convert loft space above.
- Convenient edge of village rural location surrounded by beautiful open countryside.
- **OVERALL PLOT CIRCA 2.8 ACRES.**



## *the location...*

High Coombe Cottage is situated in a rural location on the highly sought-after western outskirts of the village and accessed off a quiet country lane leading into a private road where the property enjoys a high degree of privacy and seclusion whilst surrounded by open countryside.

Balcombe village not only benefits from having a mainline station with regular services to Gatwick, London and the south coast, but in addition offers further village facilities including a selection of shops and stores, tea rooms, village pub, church, various sports clubs and social groups including The Village Club.

The property is also conveniently situated for the A/M23 which provides access to London, Gatwick Airport and the south coast.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe Lake and 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 Academy in Cuckfield.



## *schools...*

Balcombe Primary School (1.2 miles).  
Warden Park Secondary Academy in Cuckfield (5.5 miles).

*Nearby independent schools include:*

Worth School (3.8 miles), Ardingly College (6.4 miles) and Handcross Park School (1.1 miles) Great Walstead (8.5 miles) Burgess Hill Girls (9.8 miles).

*(N.B. all distances are approximate).*

## *station...*

Balcombe mainline railway station (1.5 miles distant) providing direct services (with approx. times) to London Bridge (39 mins), London Victoria (44 mins), London St Pancras International (56 mins), Gatwick Airport (10 mins) and Brighton (22 mins).

Haywards Heath mainline railway station (5.6 miles distant) also provides similar commuter links to the above.

*(N.B. all distances and times are approximate).*

## *road links...*

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, giving swift access to Brighton, Gatwick Airport and the M25 to the wider motorway network.

## *more details from Mansell McTaggart...*

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