



BRANTRIDGE PARK
FARM



Built to a one-off design and build in 1957 is this attractive 4/5-BEDROOM DETACHED SUSSEX-STYLE HOUSE of 1,815 sq.ft. with a SOUTH-FACING REAR GARDEN and comes to the market with great potential to refurbish and extend (STPP), should it be required, to create a superb family home. The property, located in a rural position between the villages of Balcombe and Handcross, is surrounded by glorious open countryside of the High Weald Area of Outstanding Natural Beauty. Additionally, nearby schooling is within easy reach, both state and private, along with the mainline railway station in Balcombe and its village centre.

The accommodation comprises: Entrance door into HALLWAY with understairs storage cupboard and CLOAKROOM/WC. GROUND FLOOR HOME OFFICE/BEDROOM 5 with front aspect. A generously sized LIVING ROOM features a fireplace with electric stove and views over the rear garden. Adjacent is a well-proportioned, double-aspect separate DINING ROOM with French-style doors to the rear garden. A bright and airy KITCHEN is fitted with a comprehensive range of wall and base units in an Oak veneer finish with integrated appliances to include an electric ceramic hob with extractor over, electric eye-level double oven and fridge freezer. Space/plumbing is available for a free-standing dishwasher. A separate UTILITY ROOM positioned off the kitchen has co-ordinating wall/base units, a secondary sink and spaces for a washing machine, tumble dryer and under-counter freezer.



Stairs from the hallway rise to the FIRST-FLOOR LANDING where there are 4 WELL-PROPORTIONED BEDROOMS and a FAMILY BATHROOM. The PRINCIPAL BEDROOM enjoys a double aspect with far reaching countryside views to its easterly aspect and garden views to the south, along with an EN-SUITE SHOWER ROOM and LARGE WALK-IN WARDROBE. BEDROOM 2, a double, is positioned to the rear whilst BEDROOM 3, a further double and BEDROOM 4, a large single, enjoy countryside views to the front. Lastly to the landing is a loft hatch and airing cupboard housing the hot water cylinder.

- 4/5-BEDROOM DETACHED HOUSE (1,815 SQ.FT.) BUILT TO A ONE-OFF DESIGN.
- GENEROUS ROOM SIZES THROUGHOUT WITH GREAT SCOPE TO UPDATE/REFURBISH/EXTEND (STPP).
- LIVING ROOM TO REAR. SEPARATE DINING ROOM WITH DOORS TO GARDEN.
- FITTED KITCHEN WITH INTEGRATED APPLIANCES. HOME OFFICE/GROUND FLOOR BEDROOM 5.
- GROUND FLOOR CLOAKROOM. SEPARATE UTILITY ROOM. FIRST FLOOR FAMILY BATHROOM.
- PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE. 3 FURTHER FIRST FLOOR BEDROOMS.
- LARGE PRIVATE GATED DRIVEWAY. ATTACHED STOREROOM WITH EXTERNAL ACCESS.
- SOUTH-FACING REAR GARDEN WITH HIGH DEGREE OF PRIVACY.
- CONVENIENTLY SITUATED FOR NEARBY SCHOOLING, MAINLINE STATION, VILLAGE CENTRE & A/M23.



OUTSIDE

TO THE FRONT double five-bar gates open to a large gravelled PRIVATE DRIVEWAY providing PARKING FOR NUMEROUS VEHICLES and bordered with high hedging allowing privacy and seclusion. An external STOREROOM attached to the house is accessed externally from the driveway. Low picket-style gates provide access from each side of the property to the rear garden.

The SOUTH-FACING REAR GARDEN is mainly laid to a slightly raised but level lawn which wraps around to the eastern elevation whilst enjoying a sizeable patio terrace positioned beyond the dining room, ideal for alfresco dining and entertaining. High hedgerow surrounds the garden providing a high degree of privacy and seclusion.

Further benefits include: oil-fired central heating to radiators, generous room sizes throughout and great scope to update and refurbish.

NO UPWARD CHAIN

COUNCIL TAX BAND: E

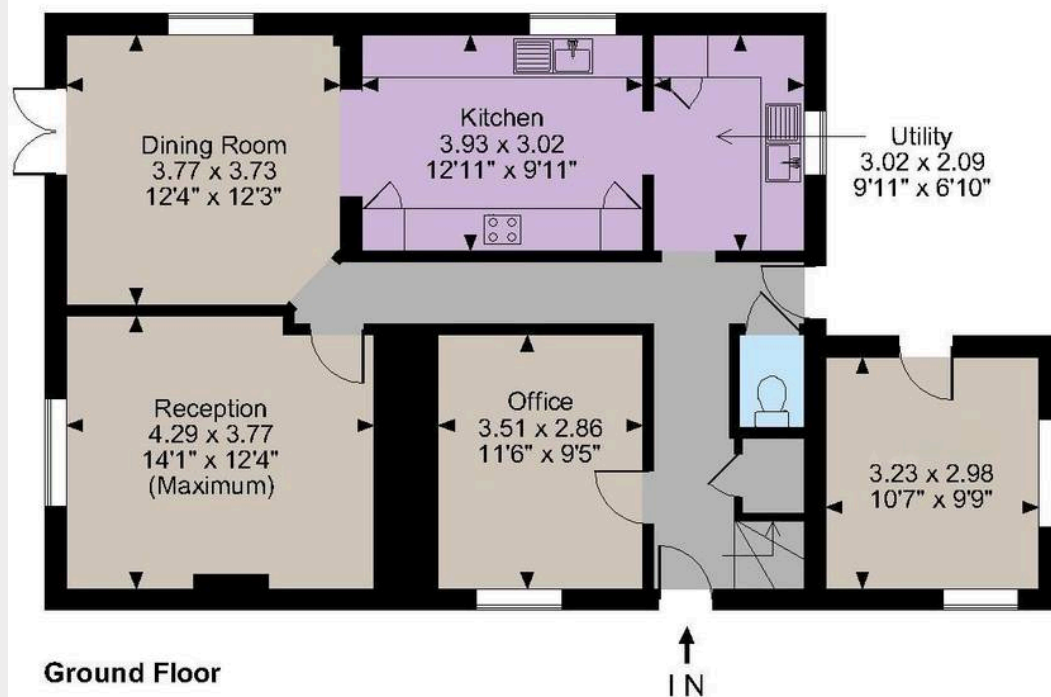
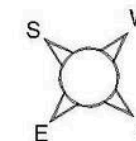
EPC RATING: D

TENURE: FREEHOLD

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Brantridge Park, Farm Brantridge Lane, Balcombe, West Sussex
Internal area 1,815 sq ft (169 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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