



## Rooke Cottage, Balcombe Road, Haywards Heath, RH16 1PE

Guide Price £1,450,000

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McTAGGART**  
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## Rooke Cottage, Balcombe Road

Haywards Heath, Haywards Heath

*VIEWINGS STRICTLY BY APPOINTMENT ONLY.*

Rooke Cottage is a FINE CHARACTER HOME in a PRIME LOCATION ideal for those needing swift access on foot to the railway station, families looking for good local schools and easy access to some excellent independent schools or swift vehicular access out of the town to the A23, Gatwick Airport and the M25.

The owner purchased the property from Mansell McTaggart approximately 17 years ago and during that time having embarked on a MAJOR REFURBISHMENT and ENLARGEMENT PROGRAM to create a truly special home with all the modern twists yet retaining a wealth of original character.

In the last few years, they have built a rather impressive triple-glazed ATRIUM STYLE ENTRANCE of steel construction with oak facia and oak staircase with excellent acoustic qualities setting the standard for the remainder of the impressive accommodation.

In addition to the hall, there is a GRAND SITTING ROOM with fireplace, a DINING ROOM with bi-fold doors leading out onto the rear terrace, a HOME OFFICE, a PLAYROOM (currently used as a bar), whilst the GARAGE is currently arranged as a HOME GYMNASIUM AREA. There is a beautiful KITCHEN fitted by Hamilton Stone Design equipped with appliances and Caesar Stone worktops, a separate UTILITY ROOM with back door and a CLOAKROOM.



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The house is situated on the desirable south-western side of Balcombe Road on the town's northern edge close to the glorious countryside of the Borde Hill Estate, also ideal for those needing swift access to the A23. Harlands Primary School is within a 10-minute walk and children from this side of town fall into the the catchment area for Warden Park Secondary Academy School in neighbouring Cuckfield. The local area is very well served with excellent independent schools, including Great Walstead, Ardingly College, Hurstpierpoint College, Worth, Handcross Park School, Cumnor House and Burgess Hill Girls. Some of the counties other excellent schools include Bedes, Lancing College, Brighton College and Roedene all provide a school bus service with pick up points close by. Other local facilities include the Dolphin Leisure Centre, the 6th form College, both Sainsbury's and Waitrose stores and the Town Centre with its extensive range of shops, stores, restaurants and cafés is about 1.25 miles on foot. Glorious countryside is close by and the local area has several wonderful beauty spots, including the Blunts Wood Nature Reserve, Ditchling and Chailey Common Nature Reserves, the 180-acre Ardingly Reservoir and the South Downs National Park. The city of Brighton with its seafront is approximately 16-miles to the south and Gatwick Airport is 14-miles to the north. By road access to the major surrounding areas can be swiftly gained via the A/M23 which lies about 5-miles the west at Warminglid or 7-miles to the north at Maidenbower (Junction 10A).

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## Mansell McTaggart Haywards Heath

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