



## 6 Bramble Mead, Balcombe, West Sussex RH17 6HU

Guide Price £850,000 – £900,000



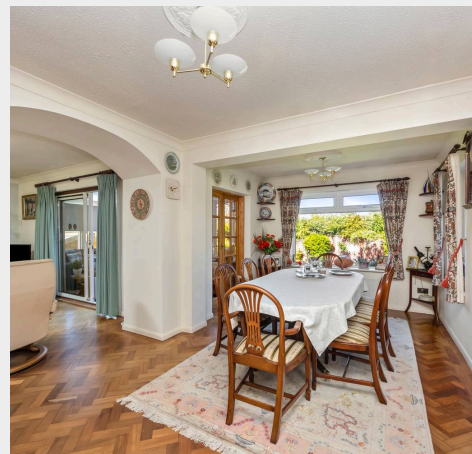
**MANSELL  
McTAGGART**  
Trusted since 1947



A 5 bedroom detached family home occupying a large plot with far reaching views situated at the very end of this exclusive cul-de-sac on the western side of the village close to the railway station, highly regarded primary school and an alleyway close by leads into the village park, creating a shortcut on foot to the heart of the village where there is a pub and local store.

The property has been owned by the same family for around 50 years who have cared well for the house and have carried out various extensions and alterations to create a really lovely home.

- Detached house at end of popular cul-de-sac
- Great location with alleyway leading to park
- Close to local shop, primary school, pub and railway station
- Walking distance of countryside and Ardingly Reservoir
- Spacious accommodation of around 2300 sq ft over 3 floors
- Great views from several rooms  
Hall, lounge and dining room with original herringbone wooden flooring
- Separate kitchen, conservatory, integral garage
- Master bedroom with en-suite shower room
- 4 further double bedrooms & bathroom
- Beautiful front and rear gardens
- For sale with no onward chain
- EPC rating: C - Council Tax Band: F



The property occupies a pleasant elevated position at the end of this established residential cul-de-sac which lies off the London Road on the western side of the village within a short walk of the village centre and mainline railway station. The property is amongst homes of varying style and size in this highly sought after area.

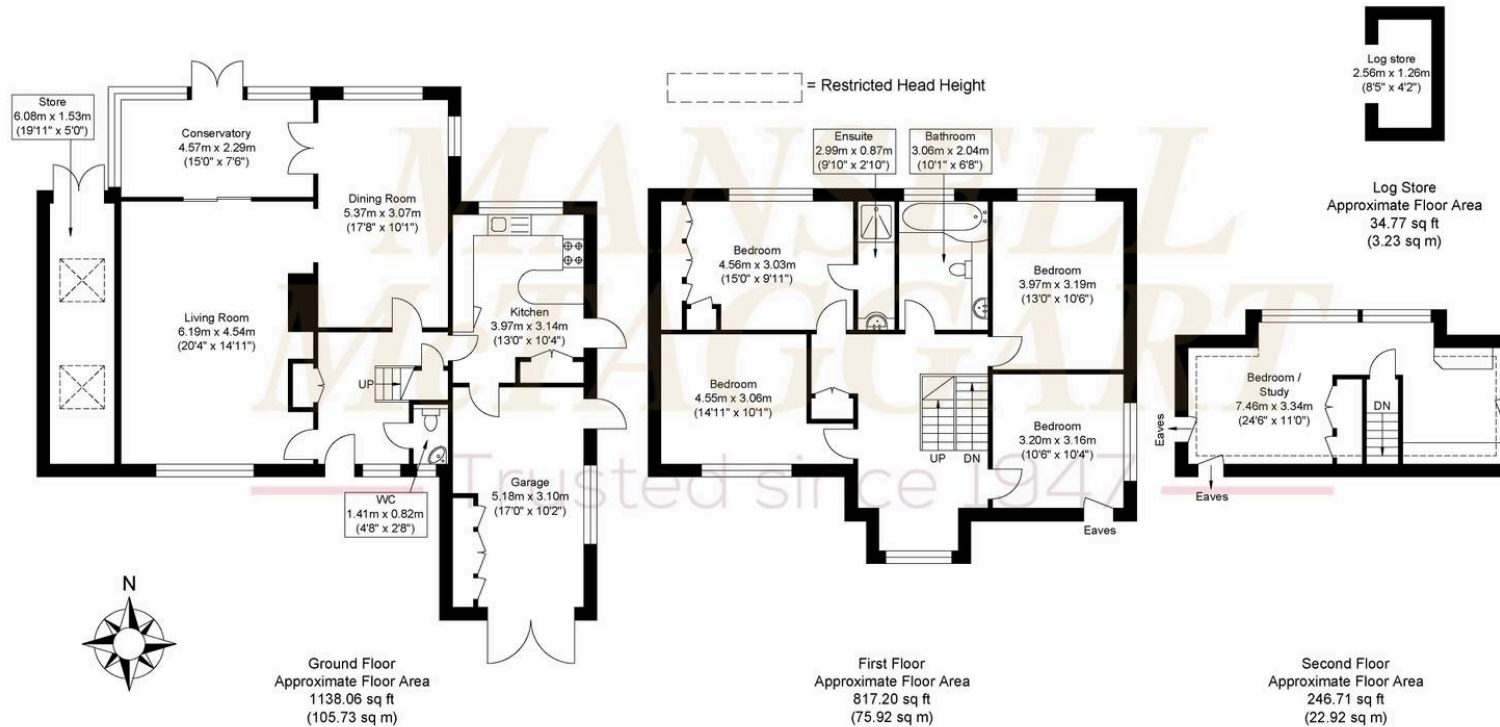
Balcombe offers numerous sports and leisure groups, shops, a primary school, a church, a public house and is surrounded by some of the most beautiful countryside in the area including the 180 acre Ardingly Reservoir which provides many leisure facilities including sailing, walking, fishing, etc. Balcombe is ideally placed between Haywards Heath and Crawley which both offer comprehensive shopping facilities, leisure centres and mainline stations.

The railway station is within a 500 yard walk

By road, access to the major surrounding areas, Gatwick International Airport and London can be gained via the A/M23 at Handcross or Junction 10A (Maidenbower) which is approximately 5 miles distant.



# Bramble Mead



Approximate Gross Internal Area (Including Garage & Excluding Log Store) = 204.57 sq m / 2201.97 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Cuckfield

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