



## Monks Cottage

22 London Road, Balcombe, West Sussex. RH17 6QA



Mark Revill & Co



## Monks Cottage, 22 London Road Balcombe, West Sussex. RH17 6QA

**Guide Price £460,000**

Monks Cottage is a charming semi-detached Victorian house believed to date back to the 1850s which was extended about 40 years ago. The delightful cottage retains many features of the era including decorative cast iron fireplaces and natural timber floors. The property has the benefit of oil fired central heating (supplied by a Rayburn), double glazing to the majority and incorporates 3 bedrooms, bathroom, 2 separate reception rooms, kitchen, downstairs shower/cloakroom and useful utility/store room. There is a detached double garage approached by a wide gravel drive and parking area offering space for numerous vehicles and the lovely rear gardens extending to about 80 feet in length back onto open farmland, enjoy a favoured westerly aspect and incorporates a timber chalet/home office, vine covered sun decking and a good size sheltered sun terrace.

Situated in a rural location 1.4 miles north of Balcombe which has a shop, village hall, inn, nursery, primary school, historic parish church and a mainline station providing an excellent service to central London (London Bridge 41 minutes/Victoria 54 minutes). Haywards Heath is 6.2 miles to the south providing a wide range of shops, an array of restaurants, a modern





leisure centre and several well regarded schools. Horsham is about 11.5 miles and Crawley 5.3 miles whilst the M23 (junction 10a) is just 2 miles to the north providing a direct route to the motorway network and nearby Gatwick Airport (7.1 miles).

## GROUND FLOOR

**Hall** Double glazed replacement front door. Natural timber floor. Stairs to first floor.

**Sitting Room** 13'5" x 12' (4.09m x 3.66m) A fine double aspect room with decorative cast iron open fireplace with slate hearth. TV aerial point. Recessed shelving. 2 wall lights points. Radiator. Natural timber floor.

**Dining Room** 12' x 11'10" (3.66m x 3.61m) Most attractive fireplace with timber surround, ornate cast iron grate and decorative tiled insert and slate hearth. Recessed storage cupboard with open display/book shelving over. Good size understairs storage cupboard with light point. Double glazed window. Radiator. Natural timber floor.

**Kitchen** 13'10" x 10'6" into door recess (4.22m x 3.20m) Fitted with attractive range of natural timber cottage style units comprising inset enamel bowl with mixer tap, long adjacent timber work surface, cupboards and appliance/storage space under with plumbing for dishwasher. Wall cupboards, spice rack. Tiled recess housing **Rayburn cooker** supplying central heating and hot water. Built in shelved airing cupboard housing pre-insulated hot water cylinder. Built in shelved larder. Double glazed window. Quarry tiled floor.

**Rear Lobby** Quarry tiled floor.

**Shower/Cloakroom** Fully tiled glazed shower cubicle with Bristan fitment, pedestal basin with tiled splashback, close coupled wc. Radiator. Quarry tiled floor.

**Utility/Store Room** 12'2" x 6'8" (3.71m x 2.03m) Range of bespoke cupboards with natural timber doors including 2 large coats/storage cupboard, cupboards over. Recess for large fridge/freezer, cupboards over. Ample coat hanging space. Electric

meter cupboard. Radiator. Quarry tiled floor. Half glazed door to outside.

## FIRST FLOOR

**Landing** Hatch to loft space.

**Bedroom 1** 12' x 11'9" (3.66m x 3.58m) Attractive period fireplace. 2 built in wardrobe/storage cupboards. Double glazed window. Radiator.

**Bedroom 2** 13'6" x 12' (4.11m x 3.66m) Attractive period fireplace. Recessed open shelving and hanging rail with shelf over. Double glazed window. Radiator.

**Bedroom 3** 11'5" x 9'2" into dormer (3.48m x 2.79m) narrowing to 5' (1.52m) Built in wardrobe/storage cupboard. TV aerial point. Radiator.

**Bathroom** White suite comprising oval shaped bath with traditional mixer tap and shower attachment, tiled surround, pedestal basin with tiled splashback, wc. Heated ladder towel warmer/radiator. Recessed shelving. Built in storage cupboard. Vinyl flooring.

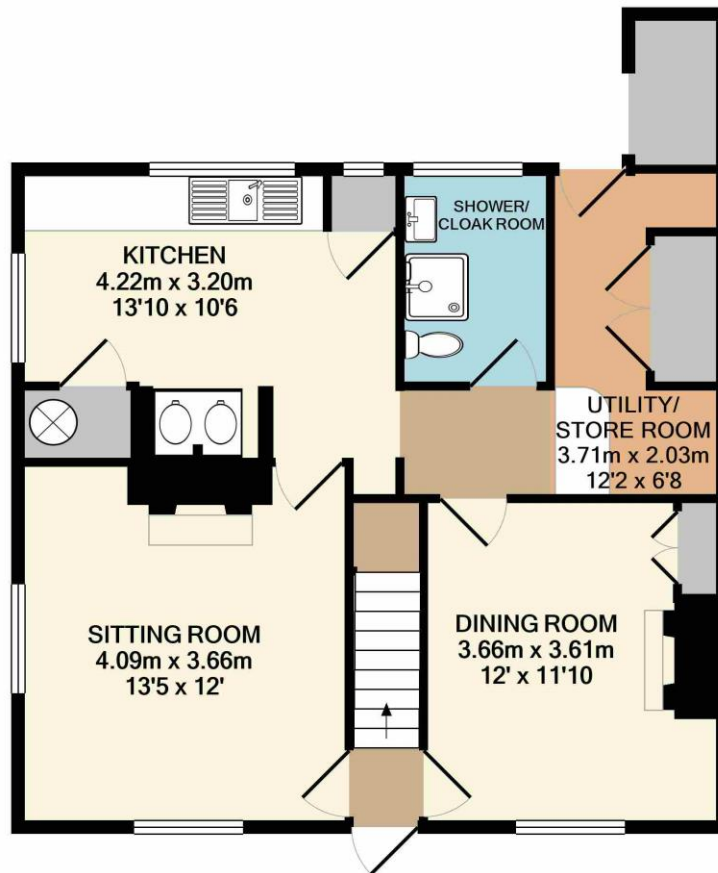
## OUTSIDE

**Detached Double Garage** 19' x 15'9" (5.79m x 4.80m) Bi-fold entrance doors. Side door. Light and power points.

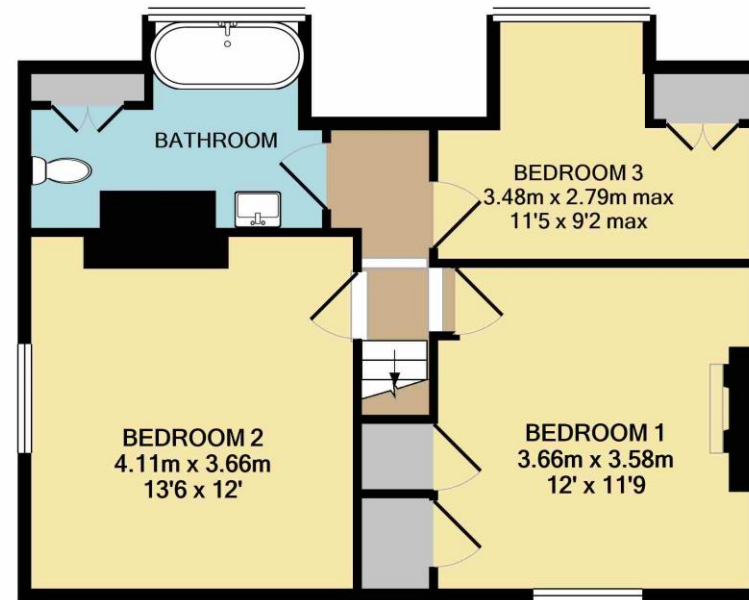
**Gravelled Drive and Parking Area to the Front** Offering space for numerous vehicles. Screened from the road by close boarded fencing. Gate to sun terrace and rear garden.

**Delightful West Facing Rear Garden Backing onto Open Farmland** About 80 feet (24.38m) in length. Arranged with a sheltered paved sun terrace adjacent to the house with brick retaining walls, adjacent recess for hot tub. Wrought iron gate to drive and steps to raised lawn interspersed with a variety of established shrubs and small trees. Vine covered timber sun deck. **Timber Chalet/Home office** 12'3" x 9' (3.73 x 2.74m) light and power. Ideal for home office. Green house. **Timber Shed**. The garden is fully enclosed by a screening of mature trees providing shelter and seclusion and enjoys a lovely outlook to the rear over open farmland.





GROUND FLOOR  
APPROX. FLOOR  
AREA 56.4 SQ.M.  
(607 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 46.1 SQ.M.  
(497 SQ.FT.)

TOTAL APPROX. FLOOR AREA 102.5 SQ.M. (1103 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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