

13 BARNFIELD

BALCOMBE





INTRODUCING 13 BARNFIELD, BALCOMBE

*A Stunning Executive Family Home with Breathtaking
Countryside Views*

Welcome to Barnfield. A beautifully presented detached family home, perfectly positioned on the edge of this highly sought-after development in Balcombe. Offering a masterclass in modern living, this immaculate property provides an idyllic lifestyle, surrounded by rolling fields with stunning views towards the picturesque local Ardingly reservoir.

Beautifully combining a traditional tile-hung and red-brick facade with a contemporary, open-plan interior, this is a home designed for both elegant entertaining and relaxed family life.





The heart of the home

The undisputed heart of this home is the spectacular open-plan kitchen, breakfast, and family room. Finished to an exacting standard, the kitchen boasts sleek contemporary cabinetry, pristine stone worktops, and high-spec integrated appliances. A large breakfast bar peninsula provides the perfect spot for a morning coffee or a casual chat while cooking.

The adjoining family area, complete with bi-fold doors out to the terrace, makes this an incredibly sociable, light-filled space that you will never want to leave.







Home comforts

Double doors draw you into a beautifully appointed, spacious reception room. Bathed in natural light, the true focal point of this wonderful space is a cozy feature fireplace housing a traditional log burner, perfect for curling up with the family on crisp winter evenings. A generous dining space with large bi-fold doors frame views of the garden and invite the outside in, creating a wonderful setting for hosting dinner parties.





And so to bed

The master suite offers generous proportions and a peaceful atmosphere with large windows framing elevated views of the surrounding greenery, while the contemporary en-suite shower room provides a private and luxurious retreat.





Room for all

The three additional bedrooms are all impressively sized, each offering its own unique charm and flexibility. Whether required as comfortable double rooms for a growing family or as a dedicated home office and hobby space, these rooms benefit from an abundance of natural light and soft, neutral tones. The guest bedroom further benefits from its own modern ensuite, ensuring comfort and privacy for visitors. Serving the remaining bedrooms is a stunning family bathroom. Designed with a clean, modern aesthetic, it features a pristine white suite including a deep bathtub with an overhead shower, complemented by elegant tiling and clever storage solutions.







Outside oasis

To the rear, the south-west facing landscaped garden is a private, tranquil oasis. Mostly laid to lawn, it features a fantastic, expansive paved patio running the width of the property. A charming wooden pergola and thoughtfully planted raised sleeper beds create a magical, sheltered setting for alfresco dining, summer barbecues, and relaxing with a glass of wine.





Out and About

Balcombe is a lovely village with many amenities on the doorstep, including The Half Moon Inn, Jo.Co cafe, Fable & Bloom florist & gift shop, church and sports club to name but a few.

Surrounded by countryside with Balcombe Lake, Viaduct and various walks within easy reach, either by foot or car, the village is only a short 6 minute walk and the local scenery offers the perfect escape to the hustle and bustle of the City nearby. The station is just an 8 minute walk and offers fast and frequent commuter trains to London Bridge (40 minutes) & London Victoria (50 minutes).

The area is renowned for the standard of its schooling in both the private and state sectors with Buttercup Barn nursery and pre-school and Balcombe Primary School being particularly reputable. In the private sector, Brighton College Prep Handcross is a short 7 minute drive whilst Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.



Ask the owner

Where do you go when you need...



School

Balcombe Primary School has an excellent reputation. Warden Park Secondary, in neighbouring Cuckfield, is a short drive.

There are a variety of highly regarded independent schools including Brighton College Prep Handcross, Ardingly College and Burgess Hill School for Girls all easily accessible by car.



Pub

The Half Moon Inn at the centre of the village is a welcoming community-owned gastropub.



Shopping/ day out

We love a trip to London, Brighton & Chichester - all easily accessible from Balcombe station which is just a few minutes walk.



A walk

Balcombe Lake and Ardingly Reservoir (both accessible from the house by foot) are lovely walks on our doorstep.



Groceries

Balcombe Stores locally for last minute needs or Waitrose in Haywards Heath for a 'big' shop.

The Finer Details

HOME

- A substantial four bedroom detached family home within easy walk of the village of Balcombe
- A spectacular open-plan kitchen and family room featuring premium stone worktops, integrated appliances, and a sociable breakfast bar
- A spacious, light filled reception room boasts a traditional log burner and a dedicated formal dining area with views over the rear garden
- Four well proportioned bedrooms including, principal and guest bedrooms with private en-suite facilities and a modern family bathroom

GROUNDS & LOCATION

- A private SW facing rear garden featuring a manicured lawn, an expansive paved terrace, and a charming wooden pergola for alfresco dining
- Large block paved driveway leading to a substantial attached double garage, providing extensive parking and storage
- Perfectly positioned on the edge of an exclusive development, balancing rural tranquility with community convenience
- EPC rating B & Council Tax band G

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Barnfield, Haywards Heath

Approximate floor area 195.5 sq m/ 2104 sq ft



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ESTATE AGENTS



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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