



SOLES COPPICE, BALCOMBE



**SOLES COPPICE**  
Brantridge Lane, Balcombe  
West Sussex RH17 6JR

Balcombe 2.5 miles • Gatwick Airport 10 miles  
M23 10 miles • M25 20 miles  
*(All distances are approximate)*

**A charming detached bungalow  
with glorious rural views**

**Sitting room • Kitchen/dining room  
3 Bedrooms • 2 Bathrooms  
Large garden • Store  
In all extending to just under 2 acres (0.77ha)**

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**SITUATION**

The property is tucked away off a quiet country lane about 2½ miles from the popular village of Balcombe which provides local shopping facilities, a public house and a primary school. The mainline railway station at Balcombe offers a service to Victoria, London Bridge and Thames Link. Staplefield and Handcross are also close by and Haywards Heath is 6 miles to the south. For a more comprehensive range of shopping facilities and recreational amenities, Crawley lies within 5 miles. The M23 at Junction 10A or 11 and Gatwick Airport are also easily accessible. The M25 junctions 7/8 lie within approximately 20 miles of Balcombe.

**DESCRIPTION**

Soles Coppice is a charming detached bungalow offering well proportioned family accommodation, with potential to convert the loft or extend (subject to all the necessary consents). The accommodation includes a **sitting room**, spacious **kitchen/dining room**, **master bedroom with ensuite shower**, **two further bedrooms** and a family **bathroom**.



## OUTSIDE

The property sits centrally within a large lawned garden plot extending to approx. 1.90 acres (0.77ha) bordered by a mixture of post-and-rail fencing, hedging and with Spruce plantations on two sides. There is ample **parking** to the front of the property, a detached **store** and **wood store** to the side together with a large **hardstanding** area beside the entrance.

## TENURE & POSSESSION

The property is freehold with vacant possession on completion. The adjoining land has a right of way along the driveway in front of the property.

## FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. The fitted carpets and all kitchen units are included. The property will otherwise be taken as seen and inspected.

## SERVICES (not tested and therefore not warranted)

Mains electricity and water. Drainage to a private system. The central heating system is oil-fired.

## PLANNING

The original planning consent (DC/023/95) imposed an Agricultural Occupancy Condition on the property. This was subsequently lifted by a Certificate of Lawful Use (DM/17/3089).

## LOCAL AUTHORITIES

West Sussex County Council (01243 771100)  
Mid Sussex District Council (01444 458166)  
Council Tax Band E (£2,297.08 - 2020/21)  
EPC Band D

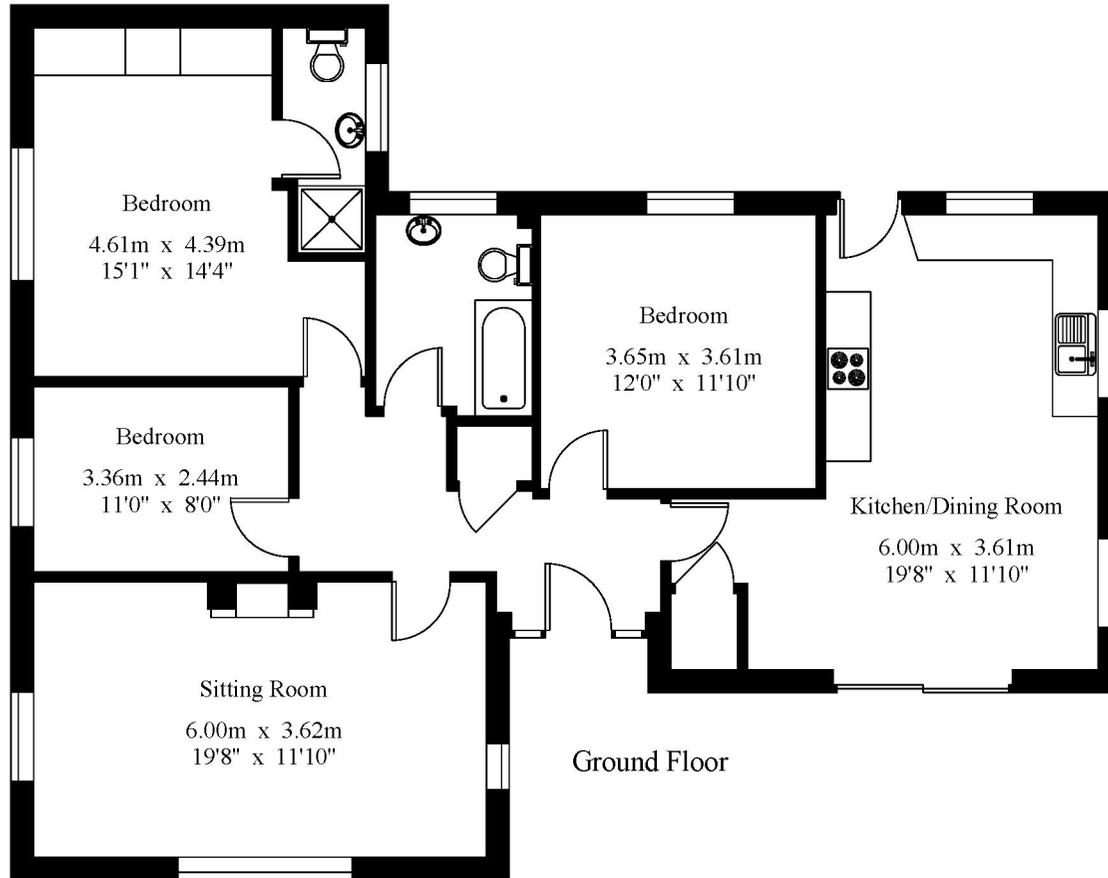
## DIRECTIONS (RH17 6JR)

**From the north**, turn off into Brantridge Lane on the Handcross Road/B2110 High Street junction at the large triangle grass island, pass the Wings Museum and Ditton Place and the open entrance will be seen on the right, after just over 1 mile. **From the south**, in Staplefield, turn into Brantridge Lane opposite the bus shelter and War Memorial and the entrance will be seen on the left after 1½ miles.



# Soles Coppice

Gross Internal Area : 109.4 sq.m (1,178 sq.ft.)



For Identification Purposes Only.

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