



**The Cottage In The Wood Balcombe Road
Crawley RH10 3NL**

**£850,000
LEASEHOLD**

Delightful historic cottage with beautiful attached land with incredible airport and motorway access.



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A stunning Blunden Shadbolt designed cottage nestled in the green woods of East Sussex that combines ancient beauty with modern accessibility. Created to mimic the hand measured appearance of 17th century homes

The garden covers an area just under an acre in size and consists of two titled plots, both of which will be included in the sale. There are two spacious sheds/workshops placed to the rear of the plot, joined to the main house by a cobbled pathway. A single car garage stands at the front of the plot, just inside from the access gate to Balcombe Road.

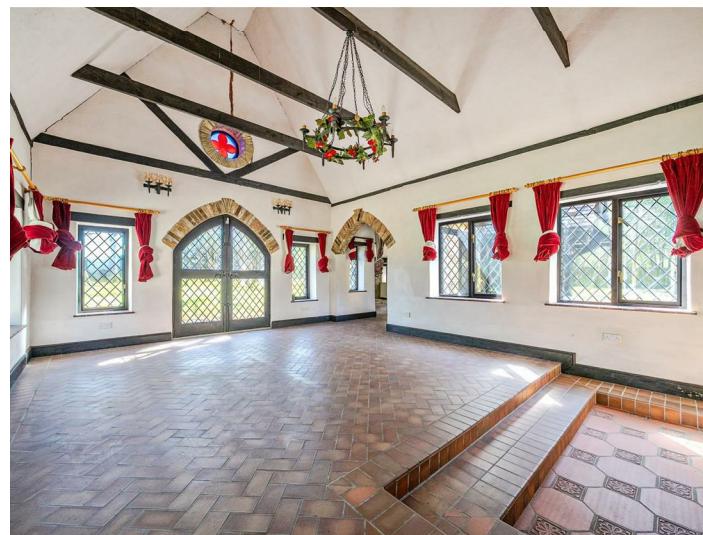
The smaller front door leads into the smaller den and study. Turning left is the main bathroom and kitchen. Directly above is the primary bedroom and en-suite toilet.

The larger door at the right hand side of the house leads to the 2nd bedroom/study. Lined in stone with a large fireplace, it is perfect to act as a private space.





- 2 bedroom
- 2 bathroom
- Locally listed building
- 1 acre garden
- Garage
- Blunden Shadbolt designed home
- Neo-tudor inspired design
- 2 Plots on separate title
- Oven/stove, Washer and Dryer included
- Private driveway



The living room joining both sides of the house mimics the appearance of a vaulted church steeple, creating a wonderful sense of height and space while simultaneously opening directly into the garden via a set of large glass doors.



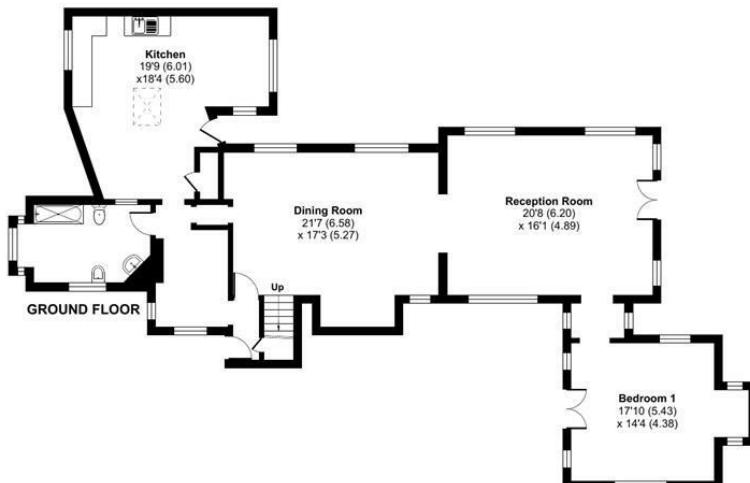
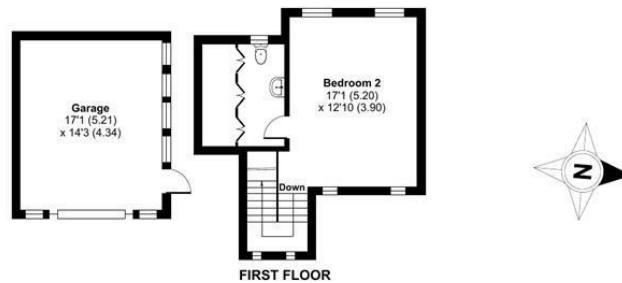
Balcombe Road, Crawley, RH10

Approximate Area = 1819 sq ft / 168.9 sq m

Garage = 243 sq ft / 22.5 sq m

Total = 2062 sq ft / 191.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kable Properties Ltd. REF: 1230394



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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