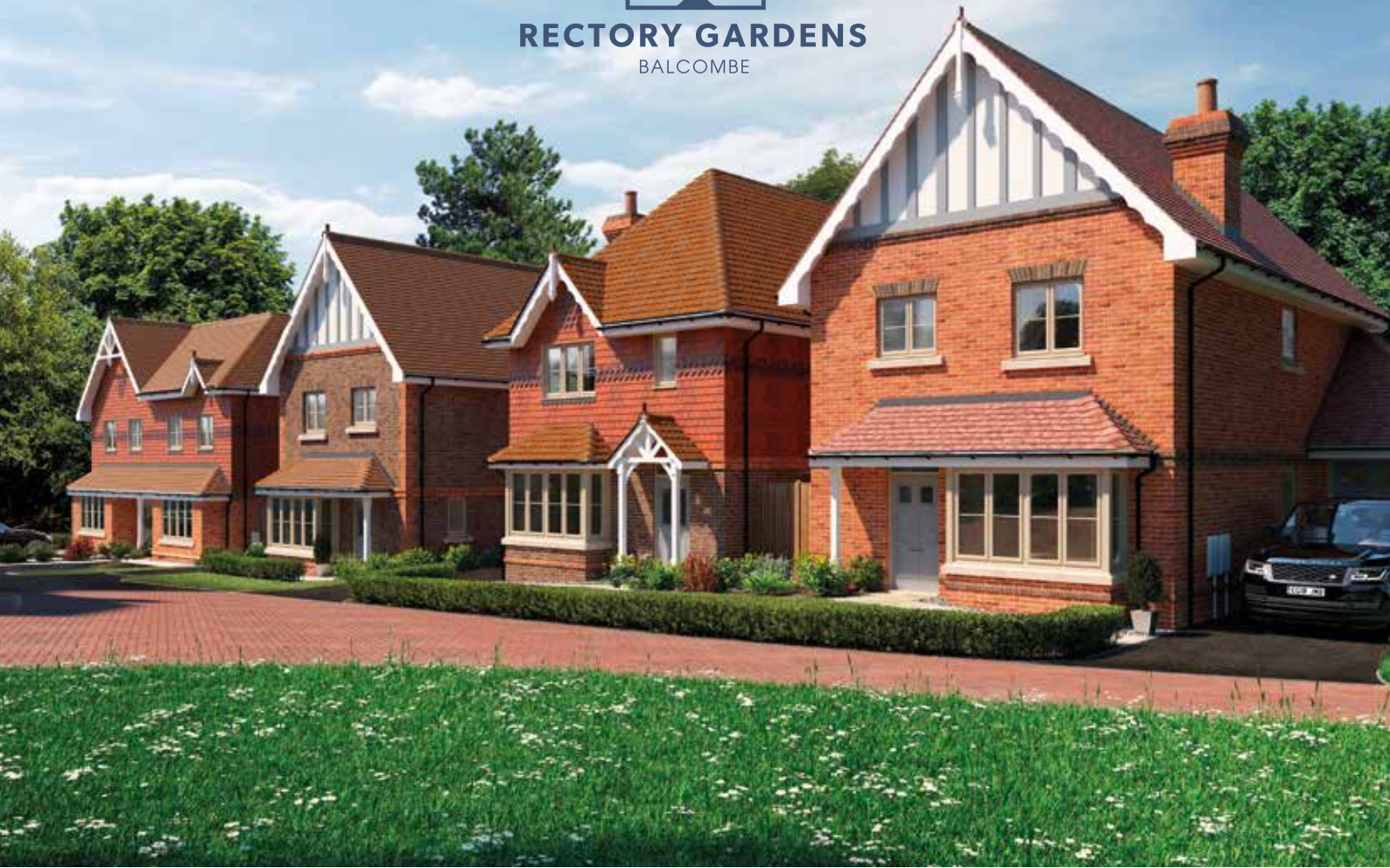




RECTORY GARDENS BALCOMBE



Rectory Gardens is an exclusive collection of 12 beautifully crafted homes by multi-award-winning housebuilder Shanly Homes, ideally positioned in the sought-after village of Balcombe. Located within easy walking distance of Balcombe railway station, this charming development offers excellent connections to London and beyond. Surrounded by the natural beauty of the West Sussex countryside, Balcombe embodies the essence of village life, with a strong sense of community, local clubs, and both primary and secondary schools within a mile of your doorstep. These spacious homes have underfloor heating, garages and/or private parking to all homes, luxury Italian Minoli floor and wall tiles, Siemens energy efficient integrated appliances, Air Source Heat Pumps and quartz stone worktops, creating beautiful homes in this idyllic village.

KEY FEATURES



Built
with care



Insulation to
reduce heat loss



Energy efficient
appliances included



Car charging
points



Underfloor
heating



Smart heating
and zoned controls



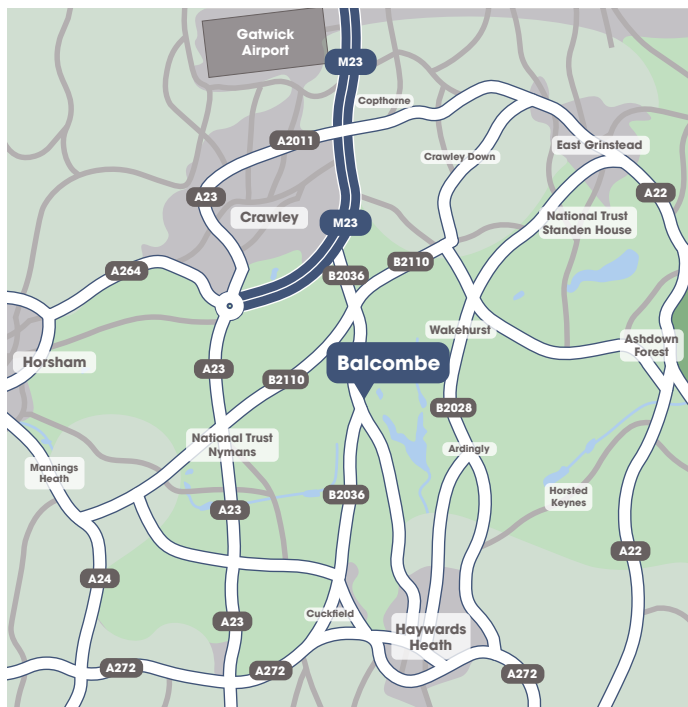
Air source
heat pumps



10 year new
home warranty

SHANLY
— HOMES —

WIDER AREA MAP



LOCAL AREA MAP



SERVICE CHARGE:
From £742 P/a (average)*

MANAGING AGENT:
REMUS MANAGEMENT
LIMITED

TENURE: FREEHOLD

LOCAL AUTHORITY:
MID SUSSEX DISTRICT COUNCIL

WARRANTY PROVIDER:
NHBC

EPC RATING: PREDICTED B

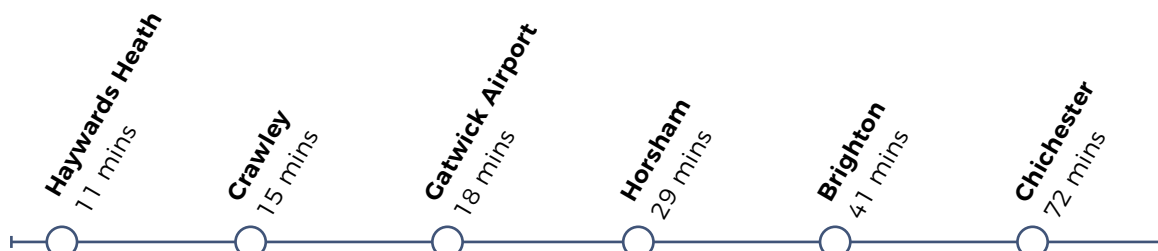
COUNCIL TAX BAND:
PREDICTED C

*SUBJECT TO APARTMENT SQFT. SPEAK TO A SALES CONSULTANT FOR MORE INFORMATION

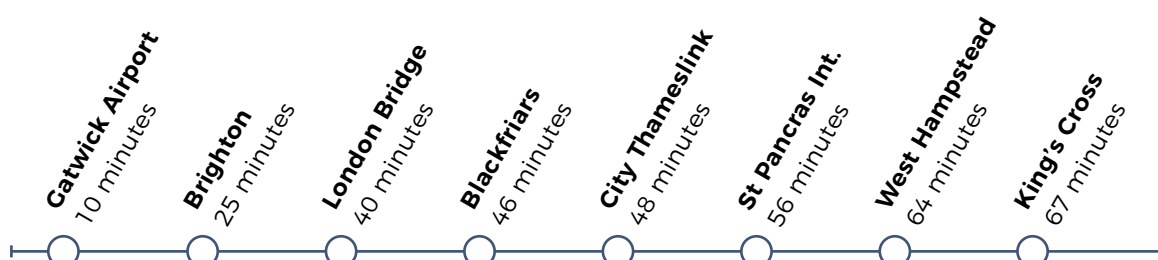
Everything on your doorstep



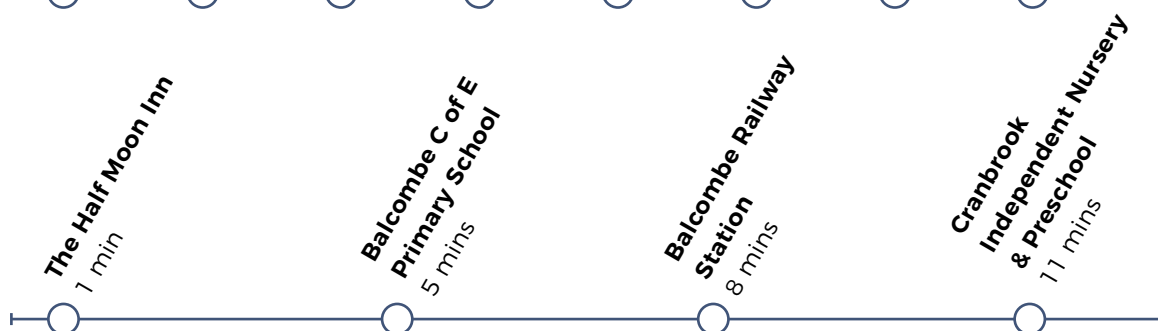
CAR



RAIL



BY FOOT



Supermarkets	Public open space	Gym/leisure	Garage
Balcombe Stores 0.1 miles	Recreation ground and play area 0.4 miles	Linear Health & Fitness Limited 2.9 miles	Esso 3.6 miles
Sainsbury's 4.3 miles	Cowdray Forest 1.9 miles	Spindles Health & Leisure Club 3.4 miles	Moto 5.2 miles
Waitrose and Partners 4.7 miles	Paddockhurst Park 4.0 miles	PureGym Haywards Heath 5.2 mile	BP 7.3 miles

SCHOOLS

- Balcombe CofE Primary School
0.1 miles. Academy.
- Handcross Primary School
3.3 miles. Good (2014)
- St Mark's CofE Primary School
4.1 miles. Good (2014).
- St Peter's CofE Primary School
7.4 miles. Good (2019)

INDEPENDENT SCHOOLS

- Worth School 2.9 miles
- Handcross Park School 3.5 miles
- Ardingly College 4.8 miles

The Shanly Difference

*Buying a new home brings with it many benefits,
but the biggest difference of all is buying a Shanly home.*

A TEAM THAT CARES

Shanly Homes is privately owned with nearly 60 years of experience and a team that cares about creating a stand-out product in the best locations for our customers. We look forward to many more years of creating homes that last for generations to come.



DISTINCTIVE DESIGNS

Our team of in-house architects design unique homes with you in mind, taking extra care in designing exterior elevations, landscaping plans, positioning buildings, and ensuring your layout inside maximises space, storage, and increases flow. Shanly homes are built to stand the test of time with attention to detail that gives added curb appeal to your home.

HIGH SPECIFICATION

At Shanly Homes, we don't offer upgrades because we don't need to. Our prices include the full, premium specification of appliances, handles, doors, and more, carefully selected by our team so you can relax knowing that what you see is what you get.

EXACTING STANDARDS

The Shanly team take great pride in ensuring your development is built and finished to our exacting safety and quality standards.

WE LISTEN

We take customer care seriously and our 24-hour customer care helpline and consistently high customer survey scores are testament to this. Building new homes is complex work and even we sometimes don't get things right, but at Shanly Homes, we want to constantly improve and that means listening to our customers and responding quickly.

CUSTOMERS SEE THE DIFFERENCE

Our valued customers love our Shanly homes and appreciate our helpful team, and some repeat customers have gone up the property ladder with us, while others have purchased other properties as investments.

YOU HELP US CHANGE LIVES

Our charity, Shanly Foundation gives over 1.75 million pounds annually to a wide spectrum of charities and organisations that benefit your local community. From young people from disadvantaged backgrounds, the homeless, people with physical disabilities or life limiting illnesses, to the ever-growing need for mental health support, we carefully select charities that do their best to help those most in need.



**Customer reception and show home open daily,
10am to 5pm**

Rectory Gardens, Haywards Heath Road, Balcombe, RH17 6PA

T 01444 711646 **E** rectorygardens@shanlyhomes.com
shanlyhomes.com



RECTORY GARDENS

SHANLY
— HOMES —