

THE MODERN HOUSE



Haywards Heath, West Sussex
Sold

Balcombe

Designed in 2005 by the architect Giles Jollands, this excellent five-bedroom modern house is set in a plot of almost 12 acres in the secluded outskirts of Balcombe, West Sussex. Cut into the slope of the site; the architectural design is contextually driven, defined by a palette of concrete, glass, cedar, iroko and slate to form a series of dynamic living spaces of over 5,630 sq ft. The house is surrounded by open countryside, yet central London can be reached in 40 minutes via the Thameslink connection at Balcombe.

The Architect

Giles Jollands established his architectural practice in Sussex in the 1980s, with a focus on residential buildings that blend spatially, contextually and socially with their location, using volume and light as tools to develop a relationship between structures and the landscapes within which they sit.

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*South-East England
Sold*

Balcombe

The Tour

Approached via a quiet country lane leading into an enclosed driveway, the front of the house is discreet and private. Designed to sit low in the landscape, it feels entirely in keeping with the gently undulating topography of the site; every room in the house optimises the south-westerly aspect.

The house is fluid and versatile in use and layout, conceived across three storeys. The entrance is seamlessly concealed within the modest façade. This leads to an incredibly light upper hallway, an axis between its two parts, defined by clean lines and dramatic shards of natural light.

The principal rooms are impressive in both scale and design. A double-height, open-plan living space forms the centre of the house at ground level, with glass walls strategically placed to frame the silhouette of the surrounding pine trees. These open directly onto the pool terrace to the west. The natural light is, as to be expected, exceptional.

The kitchen sits under a suspended ceiling, creating a more intimate setting for cooking and entertaining. Solid timber flooring runs underfoot in aesthetic continuity. Practical service areas for utilities and storage are neatly set behind a wall division. The living room is orientated towards the beautiful views out across the grounds. Here, an open fireplace is the natural focal point.

An arterial corridor leads to two beautifully proportioned double bedrooms, served, in turn, by a family bathroom at the far tip of the easterly wing. Ascending the central staircase, two further bedrooms, a bathroom and a games room unfold across the upper level. The top floor is given over to the main bedroom en suite and a private study, which is a quiet and peaceful retreat with wonderful views across the gardens.

Outdoor Space

The extensive grounds, a little under 12 acres, form an integral part of the overall experience of the house, connecting visually from all levels. Terraces create a natural flow between the interior and exterior spaces, and pavilions are perfect for summer lunches beside the swimming pool. Undulating lawns are bordered by beds rich in herbaceous plants and perennials, which explode with colour throughout the seasons. The dense woodland is a haven of flora and fauna, attracting a wide and varied array of local wildlife.

The Area

Balcombe is a sought-after village with a lively community spirit, a local primary school, a village shop, a popular pub and a church. The area is renowned for the standard of both its private and state schooling.

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Horsham is a historic West Sussex market town, 31 miles southwest of London and 19 miles northwest of Brighton. Originally established as a centre for horse trading in medieval times, hence the name, it later became known for brickmaking and brewing. The area is well-renowned for its wide-open countryside, with extensive cycling and walking networks and many bridleways accessible directly from the house.

Balcombe has excellent road communications via the A/M23 to the M25 and Gatwick Airport. The mainline station offers direct services to London Victoria, Blackfriars and London Bridge in 43 minutes and Brighton in 26 minutes.

Council Tax Band: H

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.