



The Old Farmhouse

Handcross Road, Plummers Plain, Horsham, West Sussex, RH13 6NZ

Batcheller
Monkhouse

Our Corner of England

THE OLD FARMHOUSE

A spacious and well-presented six bedroom former farmhouse located in a convenient position close to Horsham benefiting from gardens and paddocks totalling approximately five acres with further land available by negotiation.

Ground Floor

- Kitchen/Breakfast Room
- Sitting Room
- Study
- Conservatory
- Utility/Boot Room
- Shower Room

First Floor

- Main Bedroom with En-Suite Bathroom
- Bedroom 2 with En-Suite Shower Room
- Four Further Bedrooms
- Family Bathroom

Outside

- Private Gated Entrance
- Detached Garage/Potential Annex Accommodation
- Ample Parking
- Formal Gardens
- Fenced Paddock

- Second Rear Access
- In All Approximately 5 Acres
- Further Land Available by Negotiation



DESCRIPTION

The Old Farmhouse is located approximately 5 miles south east of Horsham adjoining Stonehouse Farm and Lakes, through which The Old Farmhouse benefits from a secondary access through the rear of the property and its own yard. The yard offers additional parking or potential for stables or storage barn subject to planning (STP). The house itself has recently been redecorated and offers spacious and flexible accommodation throughout with large reception rooms, six bedrooms and a detached garage which could potentially be used as an annex/office if required (STP).

The main features of the property include:

- Covered **Entrance Porch** leading to a large **Hallway** with under stairs storage and exposed wooden floor.
- **Cloakroom** with WC, wash basin and a continuation of the wooden floor.
- Large **Kitchen/Breakfast Room** with a double aspect, a range of fitted farmhouse-style units and a granite work surface with a stainless steel sink, fitted oven with electric hob and overhead extractor fan, open fireplace with brick surround.
- A large double aspect **Utility/Boot Room** with fitted units, two stainless steel sinks, space and plumbing for washing machine and dryers, and a stone floor.
- Off of the Utility/Booty room is a ground floor **Shower Room** with a tiled cubicle, wash basin and WC.
- There is a **Study** to the rear with fitted cupboards and brick fireplace.
- There is a large **Sitting Room** with sliding doors to the front and a stone inglenook fireplace.
- The sitting room opens to the **Conservatory** which has double doors leading out to the garden and a feature fireplace.

First Floor

- Stairs from the hallway lead to the first floor **Landing Hall** off of which is the **Main Bedroom** to the rear which has an en-suite bathroom with a bath with an overhead shower, WC, wash basin and heated towel rail.
- **Bedroom 6** is next to the main bedroom and could be used as dressing room if required.
- **Bedroom 2** is a double aspect with an en-suite shower room with a tiled shower cubicle, WC and wash basin.



- **Bedroom 3** is also a double-aspect room with fitted cupboards.
- A further **2 bedrooms** are to the front.
- There is a **Family Bathroom** with bath, WC, wash basin, heated towel rail and tiled walls.

OUTSIDE

The property is approached by a newly installed private gated entrance and follows a sweeping driveway around to the front of the property to a large area of parking. Opposite the house is a detached garage which could be used as annex accommodation or an office (STP), and features a kitchen area with work surfaces, hob, sink, and a bathroom with tiled shower cubicle, WC and wash basin.

The formal gardens around the house are enclosed with mature hedging, beyond is a small paddock with a track that leads to the rear boundary and yard which is accessed via Stonehouse Farm as mentioned before. There is an adjoining paddock which is accessed through a gated entrance. In total approximately 5 acres.

AGENTS NOTE

The Old Farmhouse benefits from an optional private right of way (under licence) across the private tracks and footpaths to dog walking or horse riding leading on to the wider public footpath network that provides access to Hammerhill Wood and St Leonard's Forest which lie in an area of outstanding natural beauty to the north.

Fishing at the lakes at Stonehouse Farm and Lakes is also an option under a separate annual fishing licence if desired.

AMENITIES

Local: Plummers Plain is a small hamlet located approximately 5 miles of Horsham.

Towns: Horsham (5.4 miles), Crawley (6.4 miles), Haywards Heath (8.4 miles), Billingshurst (13.4 miles), Cranleigh (17.4 miles), Redhill (18.6 miles).

Transport: Horsham Station (8 miles) services to London in just under an hour. Gatwick Airport (14 miles), A23 (2.3 miles)

Schools: Holy Trinity School www.htlb.school St Andrews Primary School Nuthurst www.standrewsnuthurst.co.uk Millais School for Girls www.millais.org.uk Tanbridge House School www.tanbridge-house-sch.co.uk Farlington Sixth Form College www.farlingtonschool.com Collyer's College www.collyers.ac.uk

Leisure: Mannings Heath Golf and Wine Estate www.manningsheath.com Southwater Country Park www.horsham.gov.uk South Downs National Park www.southdowns.gov.uk.

DIRECTIONS

Upon exiting the A23 at Handcross follow the B2110 in a westerly direction towards Horsham. Stay on the B2110 passing The Wheatsheaf Public House on the left. The entrance to the farm will be found on your right hand side after a short distance.

What3Words: ///stick.acclaimed.baseballs





Additional Information

Local Authority: Horsham District Council. Telephone: 01403 215100
www.horsham.gov.uk

Rights and Easements: The land is sold subject to and with the benefit of rights including rights of way, whether public or private, light, support drainage, water, gas and electricity supplies and any wayleaves or easements. There is one public footpath running north south through the essential part of the farm.

Plans and Areas: These are based on the ordnance survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not null the sale or entitle any party to compensation in respect thereof.

Services (not checked or tested): Mains electricity and water, no mains gas, oil fired central heating, private drainage to the farmhouse, no mains drains.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX269661 (part)

EPC: EPC rating D

Council Tax: Band F

GUIDE PRICE £1,250,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181



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NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

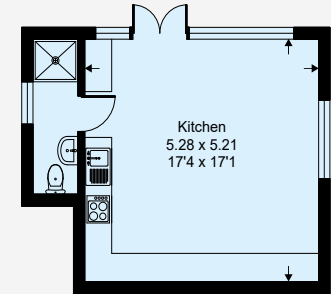
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Stonehouse Farm, RH13

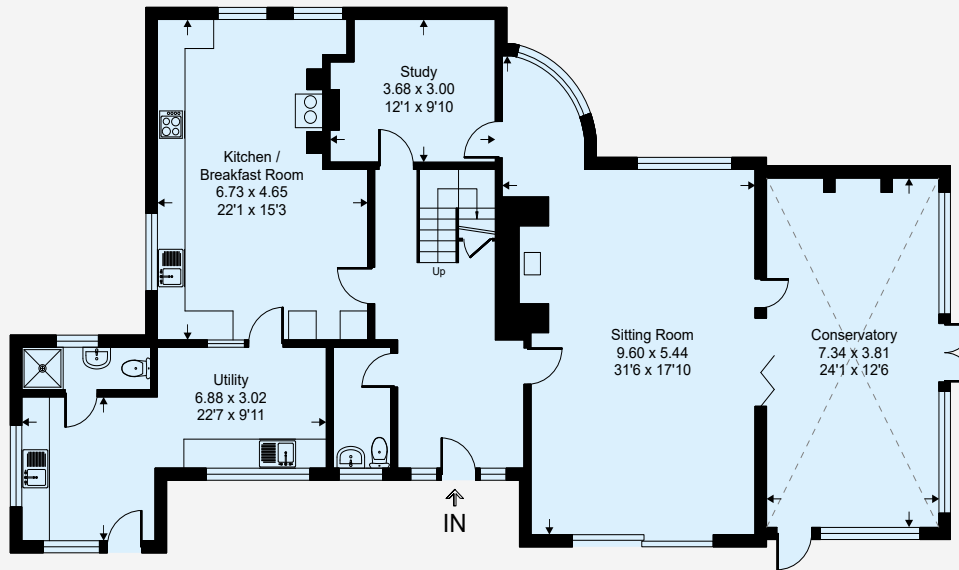
Approximate Gross Internal Area = 283 sq m / 3043 sq ft

Approximate Annexe Internal Area = 31 sq m / 338 sq ft

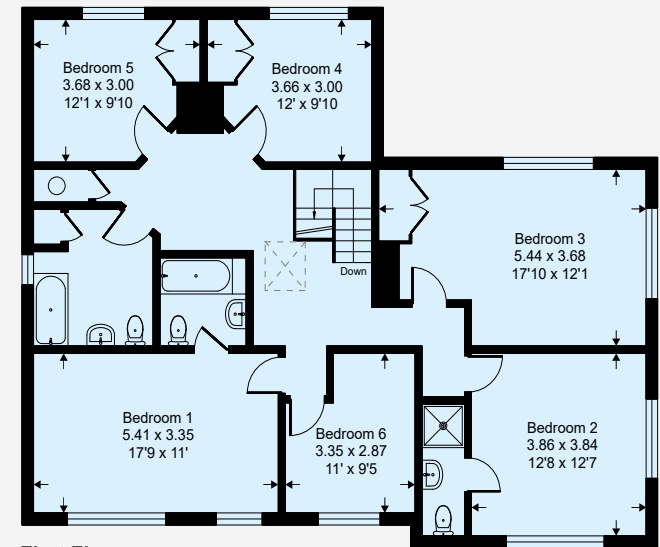
Approximate Total Internal Area = 314 sq m / 3381 sq ft



Annexe



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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