



PLAWHATCH LANE, SHARPTHORNE, WEST SUSSEX RH19 4JL

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947





## DESCRIPTION

A wonderful opportunity to acquire an expansive and versatile country home of a significant size, with accommodation totalling 7384 sq ft and set within grounds of approximately 0.75 acres. Originally one dwelling, the property has history dating prior to 1881 and relating to Plawhatch Farm and an eclectic mix of Victorian and Edwardian styling is displayed both internally and externally, with the wood panelled lobby, grand central staircase, elegant drawing room and carved fireplaces proving notable features. The substantial accommodation is arranged over three floors and offers nine bedrooms, six reception rooms, four bathrooms and four kitchens. The current owners have created three self contained annexes within the property and grounds whilst leaving the first two floors for themselves. Externally the plots sits within three quarters of acres of mature gardens with far reaching views across the stunning local countryside.





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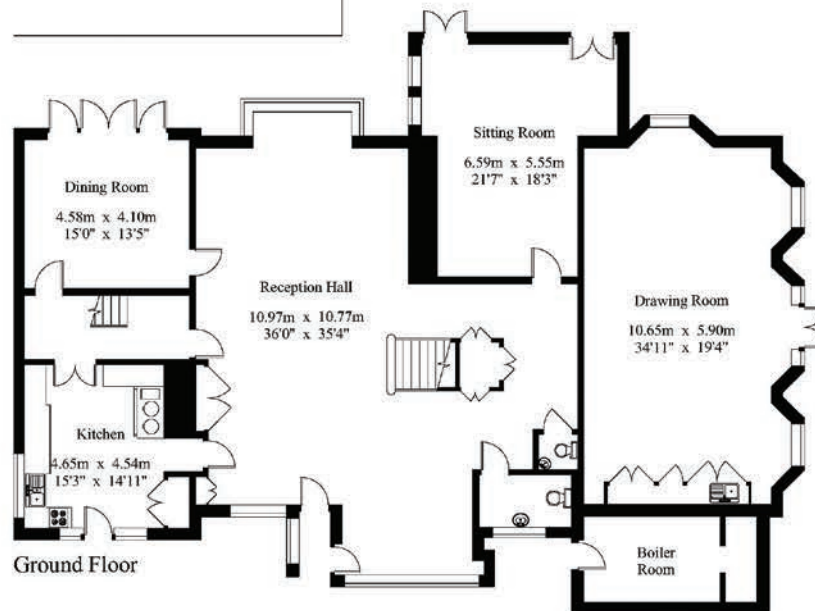
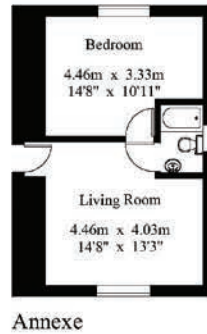
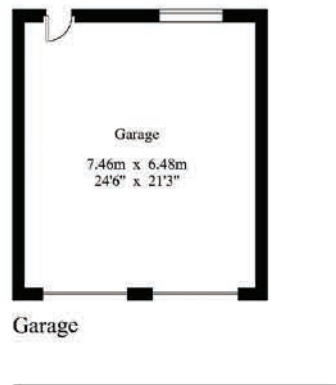




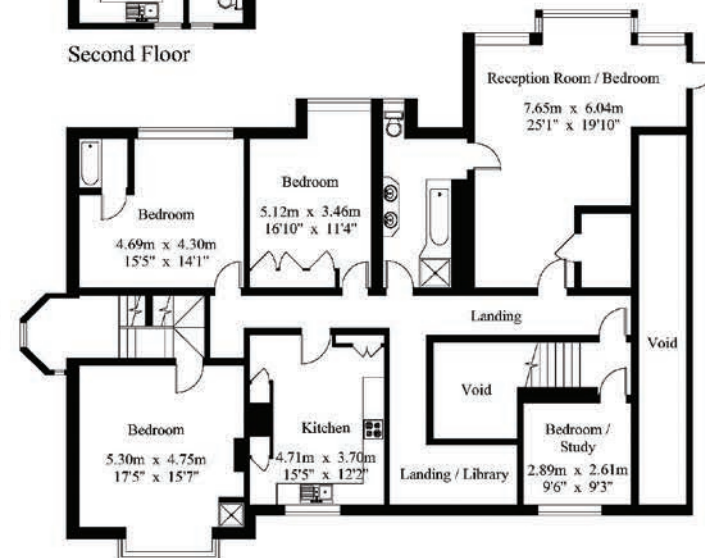
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**Gross Internal Area : 686.0 sq.m (7384 sq.ft.)**  
*(Excluding Voids) (Including Garage & Annexe)*



Second Floor



First Floor

FOR IDENTIFICATION PURPOSES ONLY  
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#### LOCATION

Situated in a rural location close to Ashdown Forest, between the villages of Forest Row and Sharpthorne, conveniently positioned for access to East Grinstead, Crawley and Gatwick Airport. Forest Row is within 3 miles providing a varied range of local shops, specialist stores, cafes and restaurants, whilst Plawhatch Organic Farm Shop is adjacent. East Grinstead is within 4 miles with an extensive range of shops, supermarkets, leisure amenities and rail station with fast and frequent services to London. Gatwick Airport/Station and the M23 motorway are within 15 miles.

#### DIRECTIONS

From our office in the High Street, turn right along the high street and at the mini roundabout, turn left onto ship street. Continue until the roundabout and take the second exit onto West Hoathly Road. Follow this road for about two miles and at the next junction turn left onto Plawhatch Lane. Continue past Plawhatch Farm before turning left into Old Plawhatch House.

EPC RATING F

COUNCIL TAX Band G £2416.65 (2014-2015)

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.