



FOSTER
& CO.

Handcross Road

Plummers Plain, RH13 6NZ

Guide price £1,250,000

A former character farmhouse with private gated entrance, siting in formal gardens, yard and paddocks of about 5 acres and being situated in a convenient semi rural location adjoining Stonehouse Farm and Lakes.

This most interesting property, which has undergone recent redecoration, offers truly flexible family accommodation.

There are six bedrooms in total for which the master and bedroom 2 both have en-suite facilities. There is a delightful kitchen breakfast room, which forms the hub of the ground floor, with a sizeable utility/boot room off with adjoining shower. There is also a useful conservatory overlooking the garden, a study, with fitted cupboards, a fireplace and a very pleasant sitting room, also with inglenook fireplace.

Upstairs the master bedroom suite (with en-suite bathroom) is off the main landing and bedroom 6 is located adjacent and with minimal building work could be converted to form a dressing room if required. The guest bedroom 2 also has an en-suite shower room and the 4 remaining bedrooms are served by a family bathroom.

Outside:

The approach to the house is impressive with a newly constructed gated entrance, with a sweeping driveway leading to the front. There is a detached double garage block which has immense scope to be a self contained annexe/office, subject to the necessary consents, as this already has in place some kitchen facilities, a shower and WC. Mature formal gardens surround the house and there is an adjoining paddock with gated access and a track which leads eventually to the Stonehouse Farm yard. The useful secondary access to the rear and yard provides plenty of opportunity for the construction of stabling, a storage barn, (both subject to planning) and of course there is additional parking.

There could also be an opportunity to purchase further land if required by separate negotiation.

Agents Note:

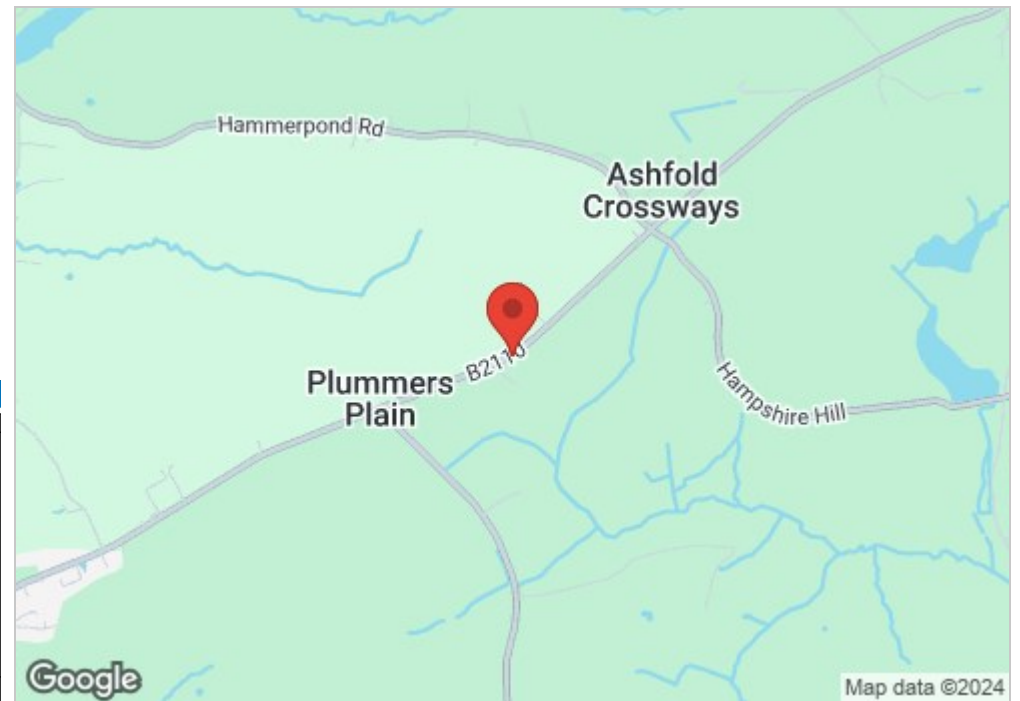
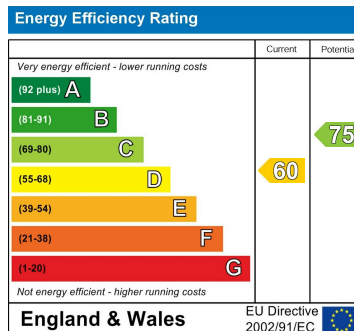
The Old Farmhouse benefits from an optional private right of way (under licence) across the private tracks and footpaths for dog walking or horse leading onto the wider public footpath network that provides access to Hammerhill Wood and St Leonards Forest which lie in an area of outstanding natural beauty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

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

Services:

- Mains electricity & Water
- Private drainage and oil fired heating

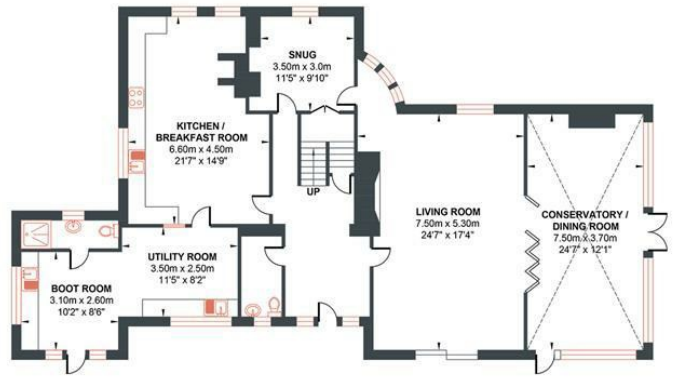
- Substantial 6 Detached Bedroom Former Farmhouse
- Private Gated Entrance
- Large Off Road Parking Area
- Secondary Rear Access With Additional Yard, Parking Area And Space For Stables
- Approx 5 Acres of Gardens & Paddocks
- Detached Garage / Office / Potential Annex Accommodation
- Additional Land Available (By Separate Negotiation)



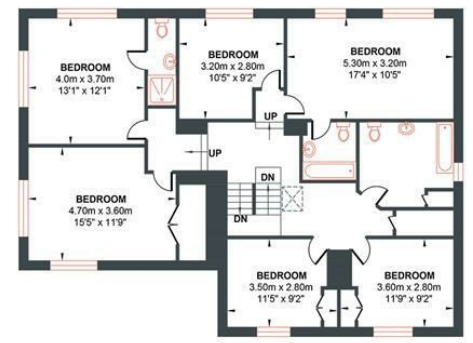
HAND CROSS ROAD

Approximate Gross Internal Area = 300.14 sq m / 3230.68 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
1641.06 sq ft
(152.46 sq m)



FIRST FLOOR
Approximate Floor Area
1285.10 sq ft
(119.39 sq m)



OUTBUILDING
Approximate Floor Area
304.51 sq ft
(28.29 sq m)



