



High Beech Farm | Hammerpond Road | Horsham | West Sussex | RH13 6PE

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in the Region Of: £1,250,000 |



- Detached 4 bedroom property with land in the desirable Hamlet of Plummers Plain.
- Land extending to c. 4.28 acres.
- Situated in a quiet semi-rural spot, with extensive walks and riding a stone's throw away.
- Walking distance of St Leanord's Forest in the High Weald Area of Outstanding Natural Beauty.
- Accessible location, within c. 4.5 miles of Horsham.
- Council Tax Band: 'G'. EPC: 'E'.

Description

High Beech Farm is an attractive four bedroom detached property in the sought-after area of Hammerpond Road, Plummers Plain, boasting extensive countryside walks, and all within striking distance of the centre of Horsham and sitting in the middle of its own land, extending overall to C. 4.28 acres.

The property is approached off Hammerpond Road via wooden gates and then by a gravel track which first leads to the Oak built double car port, and then leading down to an area for plenty of parking in front of the house.

Upon entering the property you are greeted by a large entrance hall which first leads into the impressive 26ft sitting room with log burner, and which allows in plenty of light being triple aspect and enjoying fabulous views over the garden and with double doors out onto an Eastern facing pretty patio area, perfect for taking in the morning sun. From the sitting room a door leads into the large conservatory.

From the entrance hall, there is also a useful study/snug and which can easily be used as a single bedroom, and then door leading into the modern kitchen, with electric oven and separate oil fired Aga with good views over the garden and with area for a dining table. From the kitchen, there is the very useful boot room, with doors leading to utility room, and then separate WC, with door out into the garden, making this area perfect for wet dogs, coats and muddy boots.

To the first floor there are three double bedrooms, with the main bedroom benefitting from the addition of a dressing room to the rear. The modern family bathroom exudes



excellence, with its large walk-in shower and then separate bathtub, and with under floor heating. The remainder of the first floor, consists of two further double bedrooms, both with built in cupboards, and sitting either side of the separate shower room with his & her wash basins and WC.

A particular feature of High Beech Farm is the land that it sits in the middle of, offering extensive gardens and adjoining paddock areas to all sides, and with dis-used manege and range of dilapidated former stables and outbuildings to the Eastern boundary. There is also a very pretty detached brick and flint built outbuilding to the North of the property, as well as useful double shed to one side.

Location

Plummers Plain is a small hamlet in easy reach of a number of bustling town, train station at Horsham and Gatwick airport. Horsham (4.5 miles), Crawley (6.6 miles), Haywards Heath (8.5 miles), Billingshurst (11.9 miles), Redhill (18.8 miles). Horsham Station (4.6 miles) and with direct services to London in just under an hour. Gatwick Airport (12.3 miles)

Sporting and Recreation

Golf at Mannings Heath, Singing Hills, Albourne, Devil's Dyke, Pyecombe, Horsham and Lindfield as well as the East Sussex National Course at Uckfield. Several local equestrian events including at Pyecombe, the All England Jumping Course at Hickstead, the South of England Showground at Ardingly and at Borde Hill, Nr. Cuckfield. Sailing at Brighton Marina and Shoreham-By-Sea. Theatre at Brighton, Crawley, Horsham and Chichester. There is a good selection of public and state schools in the local area.











Information

Property Reference: HJB02980

Photos & particulars prepared: November 2024 (ref LG)

Services: Mains water and electricity are understood to be connected. Oil fired central heating. Private drainage.

NB: there is an electrical pylon to the Eastern boundary. Freehold Title: WSX104983

Local Authority: Horsham District Council. Council Tax Band: 'G'

Directions

What3Words: ///cyber.advancing.sometime

Upon exiting the A23 at Handcross follow the B2110 in a westerly direction towards Horsham. Stay on the B2110 and before passing The Wheatsheaf Public House on the left take the right hand turn at the junction onto Hammerpond Road and the property will be found on the right hand side about half a mile down Hammerpond Road.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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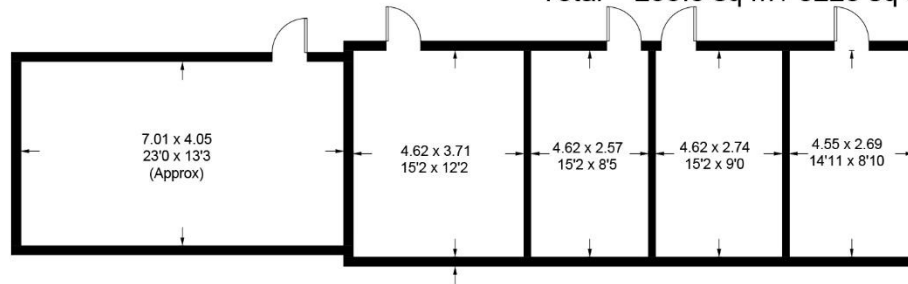
Hammerpond Road, RH13

Approximate Gross Internal Area = 197.9 sq m / 2130 sq ft

Outbuildings = 101.7 sq m / 1095 sq ft

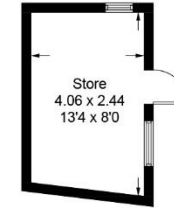
(Excluding Double Car Barn)

Total = 299.6 sq m / 3225 sq ft



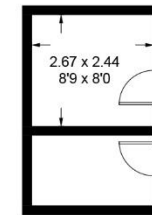
(Not Shown In Actual Location / Orientation)

Wood Store
12.80 x 3.23
42'0 x 10'7



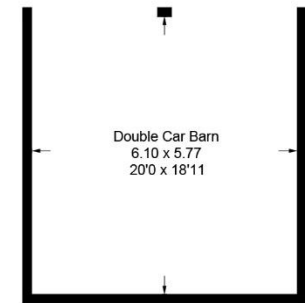
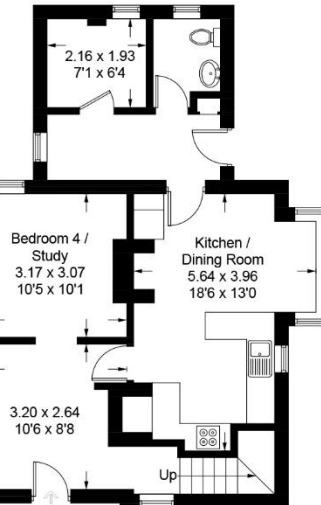
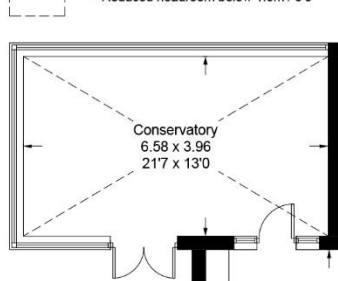
(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0

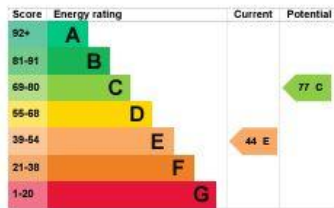


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1145267)



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