



Ashfold Crossways, Plummers Plain, West Sussex, RH13 6PB







Nestled between the picturesque villages of Lower Beeding and Handcross, Cooks Cottage is a truly exceptional period property believed to date back to the 1700s. Steeped in charm and character, this substantial family home has been tastefully and sympathetically extended over the years to create a beautifully balanced blend of heritage character and modern practicality whilst offering the new owners scope to further enhance and extend in the future (STPP).

Set back from the road behind a sweeping gated driveway this home sits comfortably within a generous and mature plot. Surrounded by well-established borders, Cooks Cottage offers unrivalled privacy in a rural setting but within easy reach of Horsham, the A23, and fast connections to London, Brighton, and Gatwick.

Step inside, and the space unfolds elegantly from the generous entrance hall, where a guest cloakroom adds convenience. Glazed double doors open into a bright and welcoming dining room, bathed in natural light thanks to its dual-aspect windows and door leading to a sun-trap terrace for afternoon drinks. The sitting room is an impressive space, offering triple-aspect views across the grounds and ample room for entertaining or simply unwinding in front of the fire.

The kitchen/breakfast room is a superbly proportioned space featuring quarried tile flooring and an oil-fired AGA, which together evoke the warmth and timelessness of a traditional country kitchen. Upstairs, the first floor offers four generously sized double bedrooms, all light and beautifully appointed. The principal suite is a recent addition, thoughtfully designed with a dressing area/study and an indulgent en-suite bathroom complete with both a bath and a double shower. A separate family bathroom serves the remaining bedrooms.

One of the standout features of this remarkable home lies just beyond the main house – a striking detached studio. Brick and timber clad with a pitched tiled roof, this versatile outbuilding enjoys a full wall of windows and French doors that flood the space with light. Currently used as a creative art studio, it would equally suit use as a home office, gym, spacious garage, or even a self-contained annexe or guest suite (subject to the relevant permissions being sought).

Plummers Plain is a coveted hamlet known for its scenic countryside, proximity to historic woodland walks, and easy access to highly regarded schools such as Handcross Park and Cottesmore. The house is a stones throw for a popular Inn, whilst the nearby villages of Lower Beeding and Handcross offer cosy pubs, boutique shops, and a strong sense of community. The vibrant historic market town of Horsham provides an extensive range of amenities, schooling options, and mainline rail services.

Cooks Cottage offers a rare opportunity to acquire a truly unique family home in one of West Sussex's most desirable semi-rural settings. Character, privacy, and charm combine with space and potential to create a residence ready to be cherished for generations to come.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL 13'10 x 13'1 (4.22m x 3.99m)**

**GUEST CLOAKROOM**

**LIVING ROOM 27'10 x 13'3 (8.48m x 4.04m)**

**DINING ROOM 2 12'3 x 11'8 (3.73m x 3.56m)**

**KITCHEN 13'2 x 11'9 (4.01m x 3.58m)**

**DINING ROOM 13'11 x 10'0 (4.24m x 3.05m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 13'5 x 11'2 (4.09m x 3.40m)**

**DRESSING ROOM 11'2 x 7'5 (3.40m x 2.26m)**

**EN-SUITE BATHROOM 11'1 x 5'11 (3.38m x 1.80m)**

**BEDROOM TWO 13'5 x 10'5 (4.09m x 3.18m)**

**BEDROOM THREE 13'3 x 10'5 (4.04m x 3.18m)**

**BEDROOM FOUR 10'11 x 10'2 (3.33m x 3.10m)**

**FAMILY BATHROOM 9'11 x 5'10 (3.02m x 1.78m)**

**OUTSIDE**

**GATED DRIVEWAY WITH AMPLE PARKING**

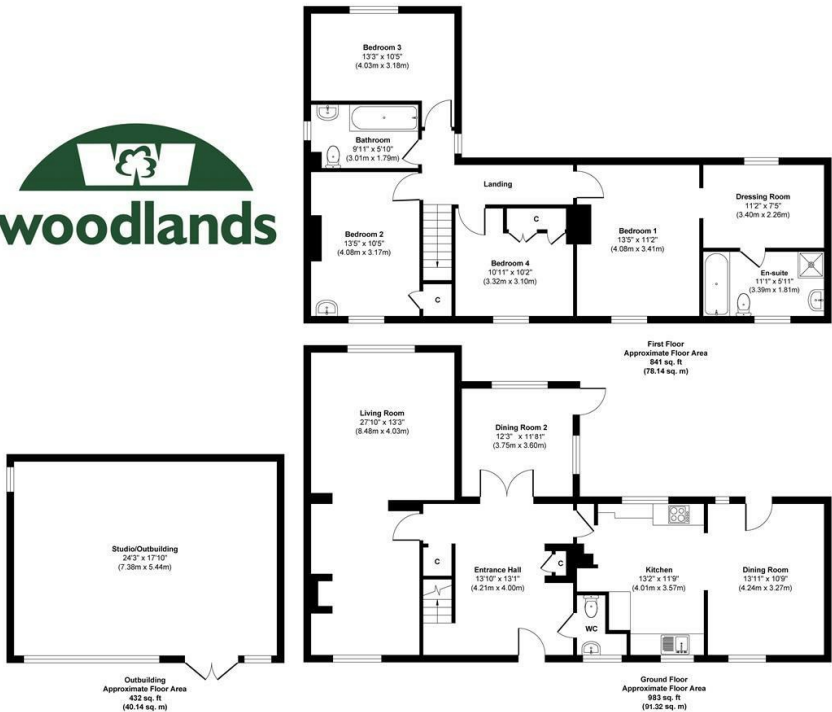
**IMPRESSIVE GROUNDS**

**DETACHED STUDIO 24'3 x 17'10 (7.39m x 5.44m)**



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Ashfold Crossways, Plummers Plain




Approx. Gross Internal Floor Area 2256 sq. ft / 209 sq. m



**woodlands**

Tel: 01403 270270

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LOCATION: Plummers Plain is a semi-rural hamlet situated in the High Weald Area of Outstanding Natural Beauty. Plummers Plain offers a public house and ready access to miles of countryside walks on the doorstep. It lies almost equidistant between the village of Handcross and the market town of Horsham, which provides a comprehensive range of shops and facilities including John Lewis at Home and Waitrose, a variety of restaurants and bars, theatre, cinema, leisure centre and a mainline railway service.

There are many leisure activities available locally, including local clubs for football, rugby, cricket and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Ardingly and golf at Mannings Heath or at one of the many other courses across the county. Spa and country house hotels in the vicinity include Alexander House and South Lodge.

Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Mainline Rail Service: Horsham to London Victoria (from 53 minutes). Three Bridges to London Bridge/Victoria (from 35 minutes).

Schools: There are many highly regarded schools in the area, both state and private, including Holy Trinity C of E School in Lower Beeding, Millais School, The Forest School, Cottesmore, Handcross Park, Copthorne, Charterhouse, Worth, Hurstpierpoint College, Ardingly College, Burgess Hill Girls and Brighton College.

The M25 motorway can be accessed via the A23 at Handcross, linking to other motorway networks, Gatwick and Heathrow airports and the coast.

DIRECTIONS: Leave Horsham on the A281 Brighton Road passing through Mannings Heath and Monks Gate. After almost 5 miles, turn left into Sandygate Lane (B2115). Proceed to the T-junction and turn left towards Handcross/London on to the B2110. Continue for approximately 1.4 miles where the property can be found on the left hand side just before the Wheatsheaf pub on your right.

COUNCIL TAX: Band G.

EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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