

# Plum House

Henley, Haslemere, West Sussex







# An immaculate country cottage in the heart of one of the most popular villages in West Sussex

Duke of Cumberland Pub 150 metres, Fernhurst Village 1.5 miles, Midhurst 2.5 miles, Haslemere 5 miles (London Waterloo 56 minutes)  
Petworth 8 miles, Chichester 15 miles, Guildford 18 miles (London Waterloo 35 minutes), London 48 miles  
(All distances and times are approximate)

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## Summary of accommodation

Entrance hallway | Sitting room | Family room | Kitchen/breakfast room | Utility room | Cloakroom

Three bedrooms, all en suite

Outside: Sun terraces | Garage | Parking

In all approximately 0.47 acres



# Situation

Plum House occupies a prime central position in the heart of the hamlet of Henley within the South Downs National Park. Henley is surrounded by beautiful undulating countryside on the Surrey/West Sussex border, in an Area of Outstanding Natural Beauty. Henley, home to the highly regarded Duke of Cumberland Arms, represents the quintessential English setting.

 Haslemere and Midhurst, which are approximately 5 miles and 2.5 miles away respectively, provide shopping facilities for day to day needs. There is also a mainline train station at Haslemere which has a fast train service to London Waterloo.

 Communications in the area are excellent, with London being approximately 48 miles away and the A3 giving access to the south coast, the M25 and Gatwick, Heathrow and Southampton airports.

 There is a fine selection of schools in the area including Churcher's College and Bedales at Petersfield, St Ives and The Heights in Haslemere, St Edmund's, The Royal Junior School and Amesbury at Hindhead, as well as Highfield School and Brookham at Liphook.

 Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.

 One of the key benefits of this stunning West Sussex location is the extensive array of footpaths and bridleways which are immediately accessible from the property.



# Plum House

A beautiful unlisted country cottage, Plum House has been completely remodelled, refurbished, modernised and updated during our client's ownership. The property now offers three bedroom suites to the first floor, with a generous sitting room with a wood burning stove to the ground floor, complemented by the most stunning kitchen/living space with double doors leading onto the sun terraces beyond.

The property makes the most of its position with the land falling gently away from the property and sun terraces offering uninterrupted views over the surrounding West Sussex countryside and beyond to the Surrey Hills. The works to the property have been completed with exceptional attention to detail and with use of the highest quality materials and fixtures and fittings throughout.

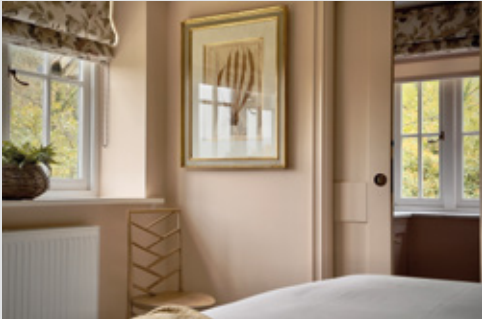
A key feature of the property are the stunning finishes and designs beautifully curated by Studio Hills Interiors.





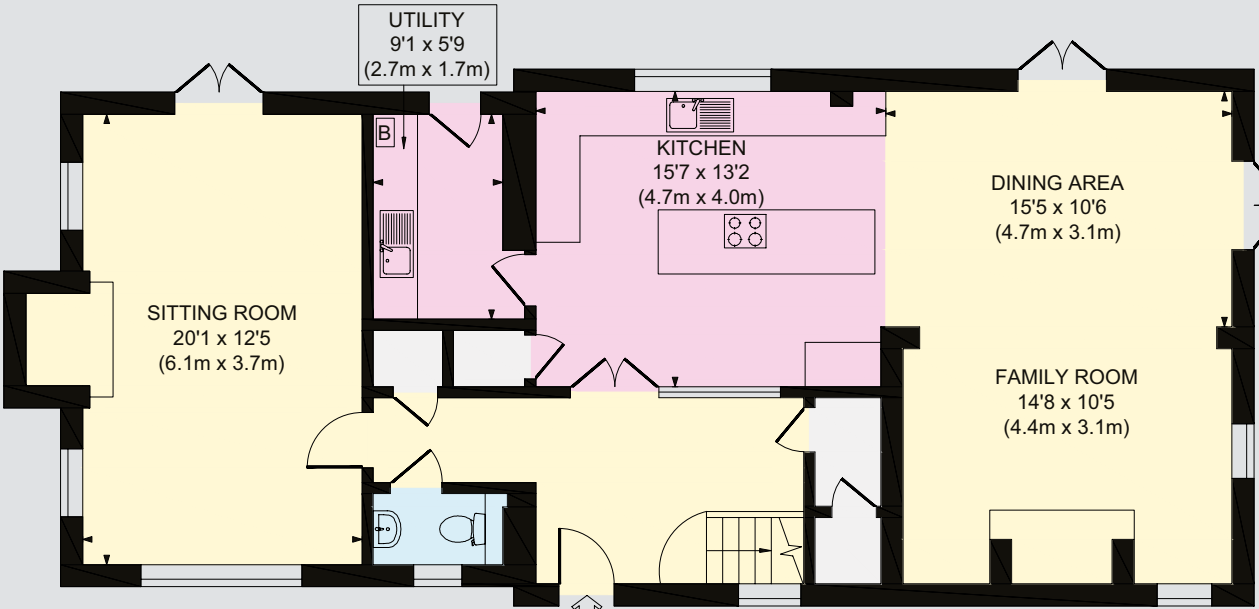
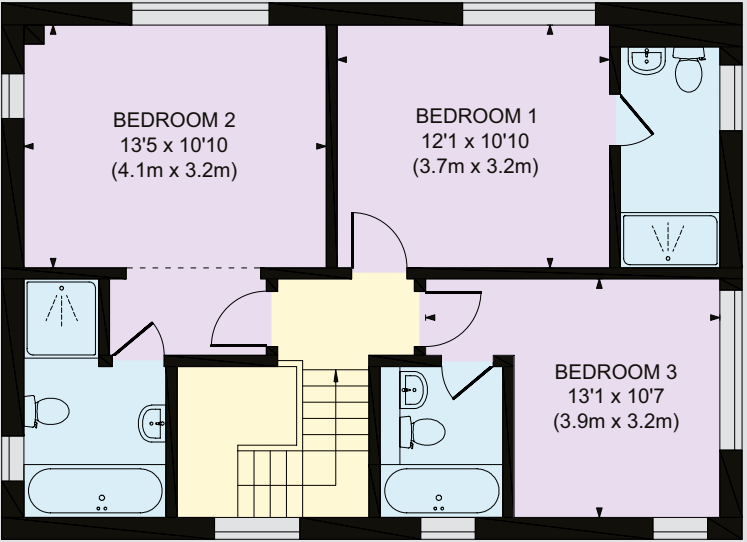






Approximate Gross Internal Floor Area  
1773 sq. ft / 164.68 sq. m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



# Outside

Plum House is accessed directly off ‘The Street’ that runs through the hamlet of Henley. There is parking and a garage immediately to the south, with the rear of the house bounded by a large sun terrace. The remainder of the land falls gently away from the house, with several distinct lawned areas and some mature specimen trees and hedging affording great privacy. Plum House makes the most of its elevated position, with stunning views over the surrounding West Sussex countryside.



# Property Information

**Services**  
We are advised by our clients that the property has mains electricity, water and drainage, together with oil-fired central heating.

**Tenure**  
Freehold

**Local Authority**  
Chichester District Council and  
South Downs National Park Authority

**Council Tax**  
Band G

**EPC Rating**  
D

**Fixtures and fittings**  
Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Directions**  
Postcode: GU27 3HQ  
What3words: ///lavender.riverbank.prosper

**Viewings**  
All viewings are strictly by prior appointment with Knight Frank.







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