



LITTLE COMMON

RH14



ELEGANT RURAL LIVING IN A SECLUDED SETTING

A fine country home blending rustic charm with refined contemporary living, set in beautifully landscaped grounds with a tennis court



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

Situated within the sought-after village of Plaistow, Little Common is a beautifully appointed detached home of exceptional character and versatility. This substantial residence is introduced via timeless brick and timber elevations, set within manicured gardens that exude a sense of calm and natural beauty.

Stepping inside, the home immediately impresses with its warmth and authenticity. The elegant living room features exposed oak beams and a charming stone fireplace, providing an inviting space for year-round relaxation. The kitchen and sun room combine contemporary functionality with countryside flair, centred around the Aga. Natural light pours through period-style windows, complementing the refined tones and textures throughout.



The ground floor offers a versatile layout ideal for both family life and entertaining, with three formal reception rooms, a quiet study, and a well-appointed utility room adding to the sense of practical luxury.

Upstairs, five double bedrooms provide abundant space and privacy. The principal suite enjoys peaceful, leafy views and an ensuite. Each bedroom has been designed with comfort in mind, creating restful retreats for family and guests alike.

Externally, the gardens are a true highlight of this home. A thoughtfully curated planting scheme offers a picturesque backdrop, while a covered seating area provides the perfect place to unwind. The private tennis court adds a dynamic, recreational dimension to this serene setting.

In addition to the main house, the property includes two garages providing ample parking and storage.



LOCATION

Little Common is situated on the edge of the charming village of Plaistow, an Area of Outstanding Natural Beauty renowned for its unspoilt countryside, thriving village community and peaceful way of life. The village offers a traditional pub, village green, primary school and local shop, with further day-to-day amenities available in nearby Loxwood and Kirdford.

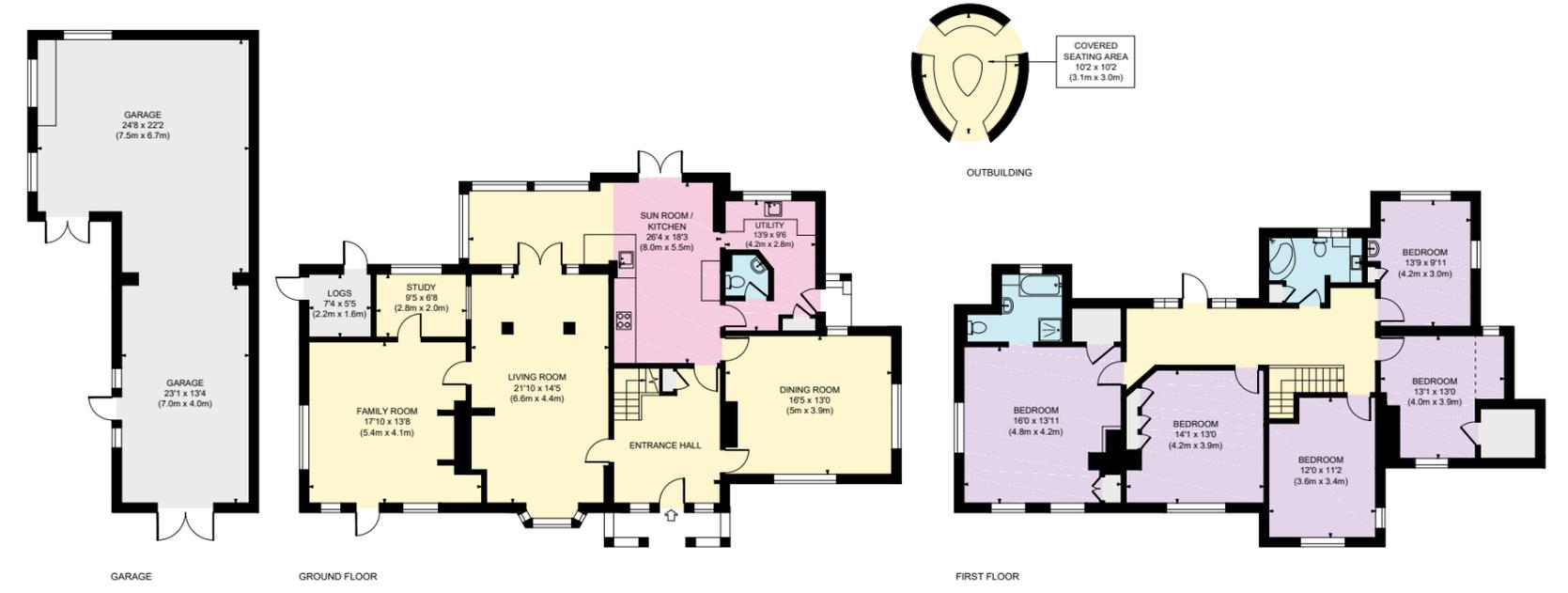
The larger towns of Haslemere and Billingshurst are both easily accessible, providing a broader selection of shops, restaurants and services, as well as mainline rail links to London Waterloo and Victoria respectively. The surrounding area is criss-crossed with footpaths and bridleways, making it ideal for walking, cycling and equestrian pursuits. The property also benefits from excellent access to a number of highly regarded independent schools, including Cranleigh, Charterhouse, Seaford College and Penntorpe.

Despite its idyllic rural setting, Little Common remains conveniently placed for access to the A3 and wider road networks, making it a superb base for both country living and London commuting.





Approximate Gross Internal Area
 Main House 3006 sq. ft / 279.92 sq. m
 Garage 816 sq. ft / 75.80 sq. m
 Outbuilding 81 sq. ft / 7.54 sq. m
 Total 3903 sq. ft / 363.26 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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We would be delighted
to tell you more.

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