



THE ROSARY, RICKMANS LANE, PLAISTOW



THOUGHTFULLY DESIGNED FAMILY HOME

An impressive family residence, beautifully positioned for a relaxed country lifestyle, with stunning gardens, open views and countryside walks from the door.



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and drainage. Air source heat pump for heating and hot water. Solar panels and battery storage. Fibre to the property.

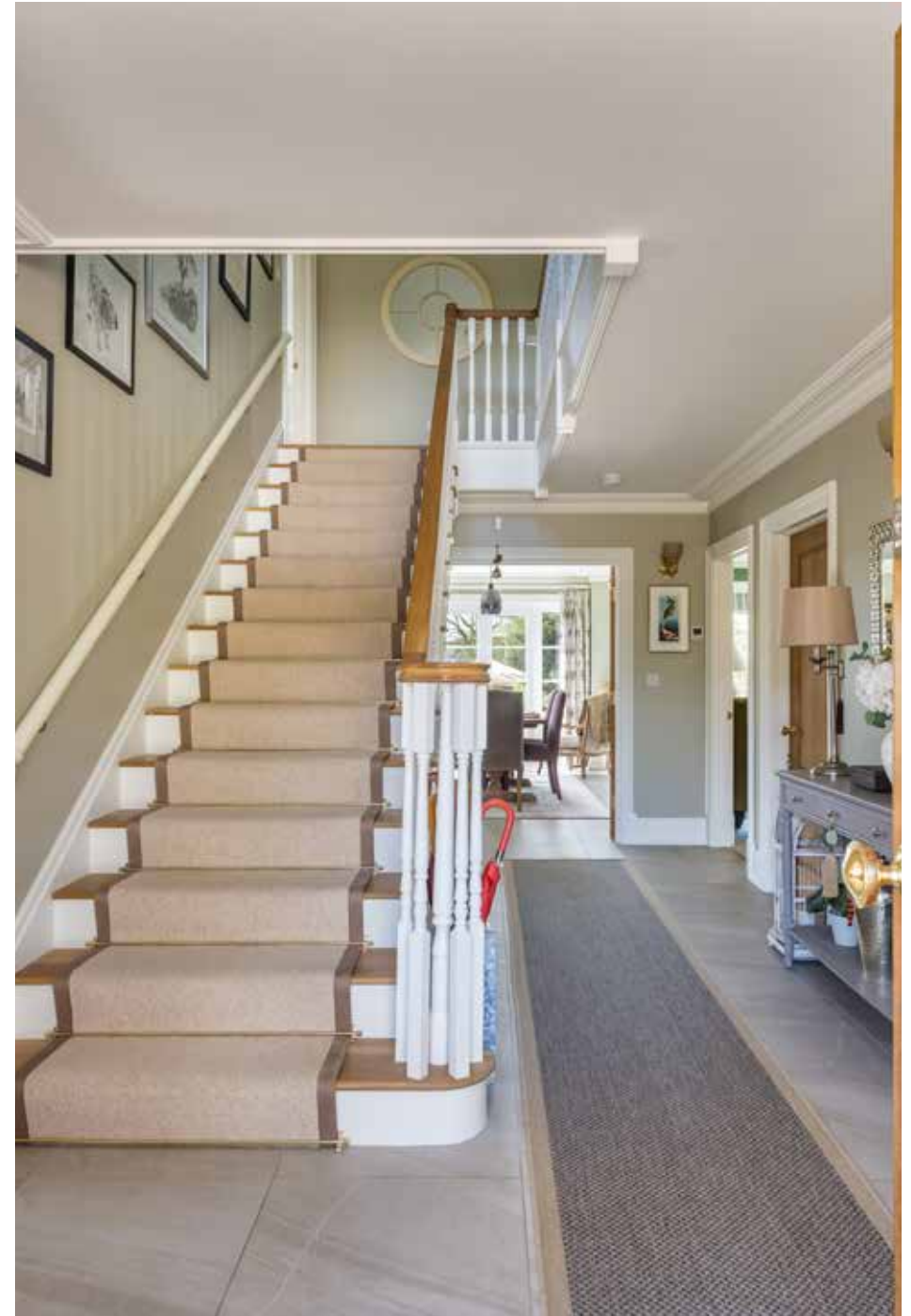
Land: In all approximately 0.75 acres



THE PROPERTY

The Rosary is a striking detached family residence, built in 2012 to create a home of real presence and scale. It offers generous proportions, strong architectural balance and a clear emphasis on space and quality throughout. On arrival, a reception hall immediately sets the tone, featuring a bespoke handcrafted staircase rising to an elegant galleried landing. This impressive, light-filled space creates a welcoming first impression and provides excellent flow through the house.

Overlooking the gardens, the sitting room is an elegant reception space, centred around a striking exposed brick fireplace with a wood-burning stove. In addition, there is a double-aspect family room with spacious fitted storage, a double-aspect separate home office offering flexible working accommodation, and a well-appointed cloakroom.





THE PROPERTY CONTINUED

The kitchen, the heart of the home, has been comprehensively refurbished in recent years to create an exceptional space for both day-to-day living and entertaining.

Beautifully presented with extensive bespoke cabinetry designed in an open-plan layout alongside the dining area, French doors allow light to fill the space and provide direct access to the sun terrace and garden.

Additional features include a Quooker tap, an under-counter wine fridge and freezer and a separate utility room.

Throughout the ground floor, each room benefits from individual temperature control, while heating is provided by an air source heat pump, combining comfort with energy efficiency. In addition the property benefits from solar panels and battery storage.







UPSTAIRS

The first floor is arranged around an impressive galleried landing, creating a strong sense of space and flow, and provides access to four generously proportioned bedrooms.

The principal bedroom benefits from well-designed fitted storage and a high-quality en suite bathroom, finished to a refined standard.





UPSTAIRS CONTINUED

The second bedroom benefits from an en suite bathroom and fitted storage, while the remaining bedrooms are served by a luxuriously appointed family bathroom, complete with a freestanding bath and a separate shower enclosure. The third bedroom has fitted storage, and bedrooms two and four have under-eaves storage.

Throughout the floor, careful attention has been paid to light, proportion and quality of finish, resulting in a calm and cohesive living environment.







GARDENS AND GROUNDS

The Rosary is located in a sought-after village on the edge of the South Downs National Park with a pub, village shop, church and primary school. The nearest mainline stations are Billingshurst (into London Victoria) and Haslemere (into London Waterloo).

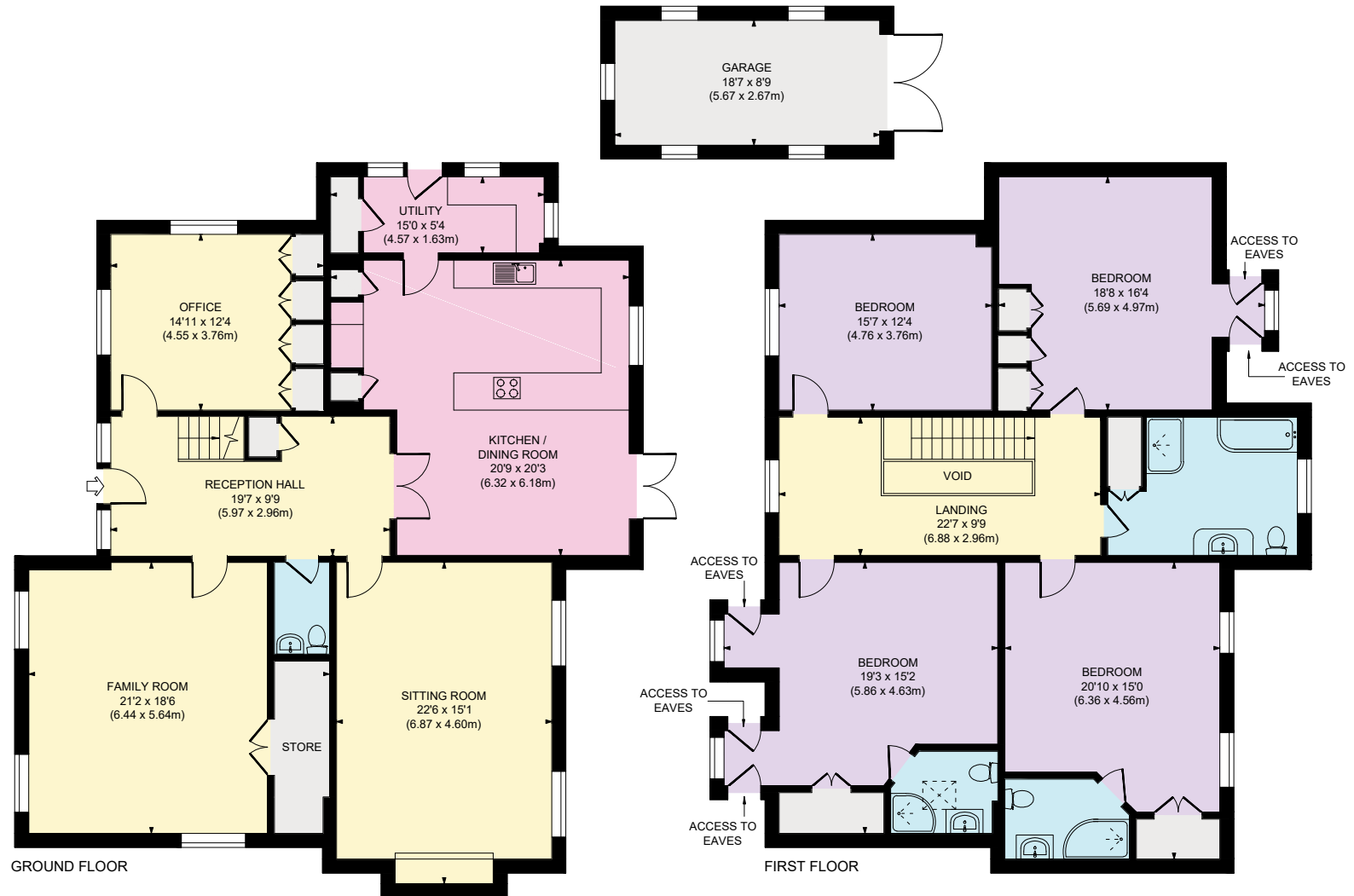
The property sits within beautifully landscaped gardens, offering a striking and private setting. Formal terraces and expansive level lawns create an exceptional space for both entertaining and family life, with mature planting providing structure, privacy and year-round interest. To the front, a gravel driveway offers generous parking, framed by established planting that ensures seclusion while retaining an attractive approach. Overall, the gardens are a standout feature, combining elegant design with highly usable outdoor space.





Approximate Gross Internal Area

Main House 3,098 sq. ft / 287.82 sq. m
Garage 163 sq. ft / 15.13 sq. m
Total 3,261 sq. ft / 302.95 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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