



Hammer Barn | Hammerpond Road | Plummers Plain, Nr. Horsham | West Sussex | RH13 6PE

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £995,000

- Beautifully converted 4-5 bedroom detached barn in c. of an 0.57 acre. Freehold. Council Tax 'G'. EPC 'D'.
- Highly sought-after rural hamlet of Plummers Plain, conveniently positioned just 4.5 miles from the centre of Horsham.
- Self-contained annexe providing ideal accommodation for guests, multi-generational living or home working.
- Superb South-West facing gardens enjoying stunning rural views across the neighbouring countryside.
- St Leonard's Forest and the High Weald National Landscape within easy walking distance, offering superb walking and riding.

Description

A beautifully converted **four/five-bedroom barn** occupying a lovely semi-rural position, approached via its own private drive and enjoying far-reaching south-westerly views across the surrounding countryside. Expertly combining period character with modern comforts, this exceptional home showcases artisan craftsmanship throughout, with exposed ceiling timbers, sycamore-braced studded doors, and a wealth of charming architectural features.

The versatile accommodation is centred around a **magnificent vaulted reception room**, a particularly impressive space featuring exposed timber trusses, a **double aspect that floods the room with natural light**, and a wood-burning stove creating a superb focal point. The **farmhouse-style kitchen** complements the character of the property, while **underfloor heating throughout the ground floor** ensures year-round comfort.

The **welcoming entrance hall** immediately sets the tone, with its partly vaulted ceiling, heritage skylight, attractive stone flooring, and excellent sense of space. A **useful utility room** houses the boiler and continues the stone flooring, whilst the **cloakroom** is fitted with a W.C. and wall-mounted wash hand basin.

The **three main bedrooms** are all generously proportioned, with **Bedroom 4 offering excellent flexibility as either a bedroom or study**. The principal bedroom enjoys a stunning rear outlook across the gardens and open countryside, together with built-in wardrobes and an en suite bathroom featuring a bath, WC, partly vaulted ceiling, and



heritage skylight. Bedroom two also enjoys delightful views across the gardens, while bedroom three offers far-reaching rural vistas and an en suite shower room.

A further standout feature is the **detached annexe with en suite bedroom**, providing superb versatility as a home office, guest accommodation, artist's studio, or hobby room.

The gardens are a particular highlight of the property, with mature planting and a wonderful variety of features creating a peaceful and private setting. The mature garden includes many specimen trees such as a rare yellow magnolia and a pink wisteria. To the side of the property is a highly productive organic vegetable garden leading through to a greenhouse. The main rear garden incorporates a beautiful enclosed walled garden with over a dozen David Austin roses. Behind, there is a picturesque duck pond with summer wildlife including dragonflies and visiting kingfishers. Offering excellent storage and workspace is a large workshop next to the pond.

A raised deck terrace provides the perfect setting for outdoor entertaining or simply relaxing whilst taking in the spectacular countryside views. Surrounded by mature planting, the gardens create a peaceful haven for both wildlife and those seeking the tranquillity of country living.

Occupying an enviable semi-rural setting, this exceptional home offers outstanding privacy and the very best of country living, whilst remaining within convenient reach of Horsham, good transport links, and a popular local country pub.

Location

Plummers Plain is a small rural hamlet handy for Horsham plus its train station Gatwick airport. Horsham (4.5 miles), Crawley (6.6 miles), Haywards Heath (8.5 miles),









Billingshurst (12 miles), Redhill (18.75 miles). Horsham Station (4.5 miles) and with direct services to London in just under an hour. Gatwick Airport (12.25 miles).

Sporting & 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 include Pyecombe, the All England Jumping Course at Hickstead, the South of England Showground at Ardingly and Borde Hill, near Cuckfield. Sailing at Brighton Marina and Shoreham-by-Sea. Theatre at Brighton, Crawley, Horsham and Chichester.

Good selection of private and state schools - Handcross Park, Farlington & Ardingly College together with an excellent nursery, Rabbit Patch, just a short drive away.

Information

Property Reference: HJB03464. **Photos & particulars prepared:** July 2026 (Ref LG).

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

Tenure: Freehold title no. WSX273361.

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

Directions

what3Words:///jaundice.glaze.amazed

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 left-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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Horsham, RH13 6PE

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20 m
Scale 1:750 (at A4)



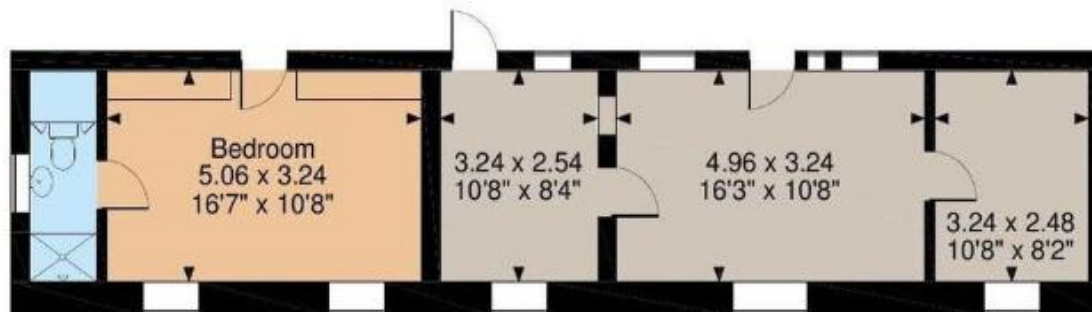


Ground Floor

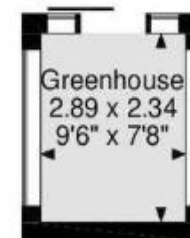
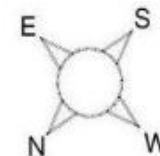


First Floor

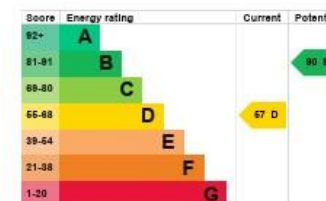
Hammer Barn, Hammerpond Road, Plummers Plain
Main House internal area 1,439 sq ft (134 sq m)
Annexe internal area 563 sq ft (52 sq m)
Greenhouse & Sheds internal area 246 sq ft (23 sq m)



Annexe



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height





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