

Saxes Plat, Tismans Common, West Sussex







An impressive **Arts & Crafts country property** with expansive living accommodation and beautiful landscaped gardens.

Summary of accommodation

Entrance hall | Kitchen/breakfast room | Drawing room | Dining room | Conservatory | Cloakroom | Cinema room | Study | Laundry room
Bar/TV lounge | Orangery | WC

Principal bedroom suite with balcony | Five further bedrooms, three en suite | Shower room

Bedroom en suite

Tennis court | Tennis clubhouse | Oak framed garage, space for three cars | Workshop/machinery store | Three stables | Two storerooms

In all about 2.3 acres

Distances

Rudgwick 1.5 miles, Cranleigh 4.5 miles, Horsham 9 miles (National Rail - London Victoria and London Bridge 52 minutes),

Guildford 13.6 miles, Gatwick 21 miles, London 46 miles

(All distances and times are approximate)



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Saxes Plat

Saxes Plat represents an exceptional country house built in the charming Arts & Crafts style and is believed to date from the early 1900s with more recent additions. The current owners have been in residence for a number of years and have significantly extended and modernised the property, including the fabulous orangery with roof lanterns, spiral wine cellar and extensive bi-folding doors.

The property is blessed with expansive lateral living accommodation which covers all family and social needs. The combination of the traditional living rooms and modern orangery, conservatory and bar rooms gives a family the complete package for all occasions.

The bespoke Clive Christian kitchen/breakfast room is very much the heart of the home with its central island, granite worktops, four-oven electric AGA, integrated appliances including Sub Zero refrigeration/freezer/wine cooler suite, walk-in larder, and access to the terrace and gardens beyond.



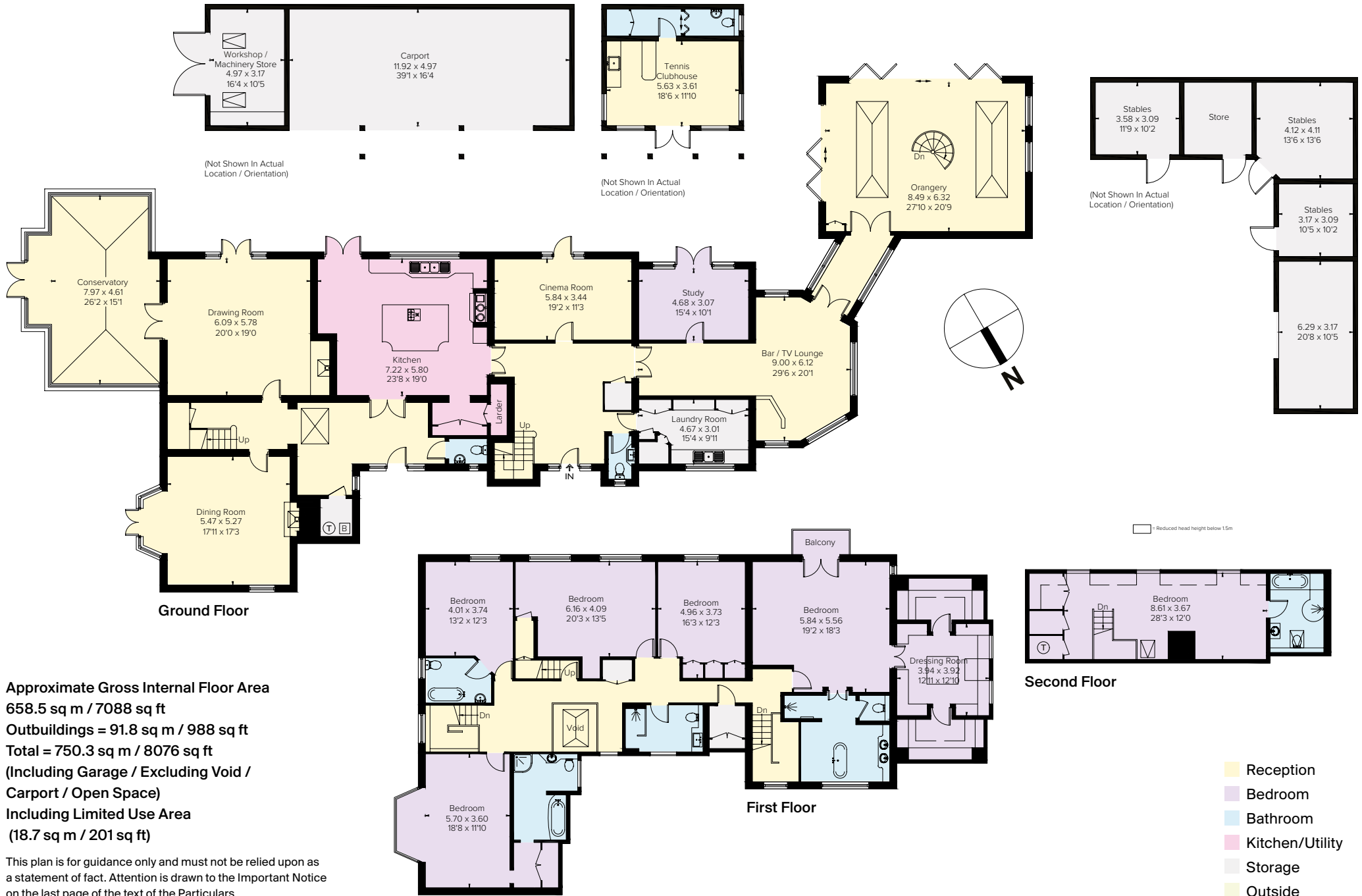




















Gardens and grounds

The gardens are a particular feature having been maintained to the highest standards. Highlights include a south-facing terrace extending the length of the house perfect for entertaining in the summer months, numerous sweeping lawns, rotunda, pergola, a well established kitchen garden and feature ponds. Planted with well stocked herbaceous borders, lavender walkways and an array of specimen trees, the delightful gardens are tranquil and private. There is a stunning tennis court and a clubhouse, a detached outbuilding with veranda and fitted with a kitchenette, bar, underfloor heating and a wet/shower room. There is an extensive range of outbuildings including stables, associated stores, a green house and an oak framed garage with an attached workshop.











Property information

Tenure: Freehold

Local Authority: Horsham District Council

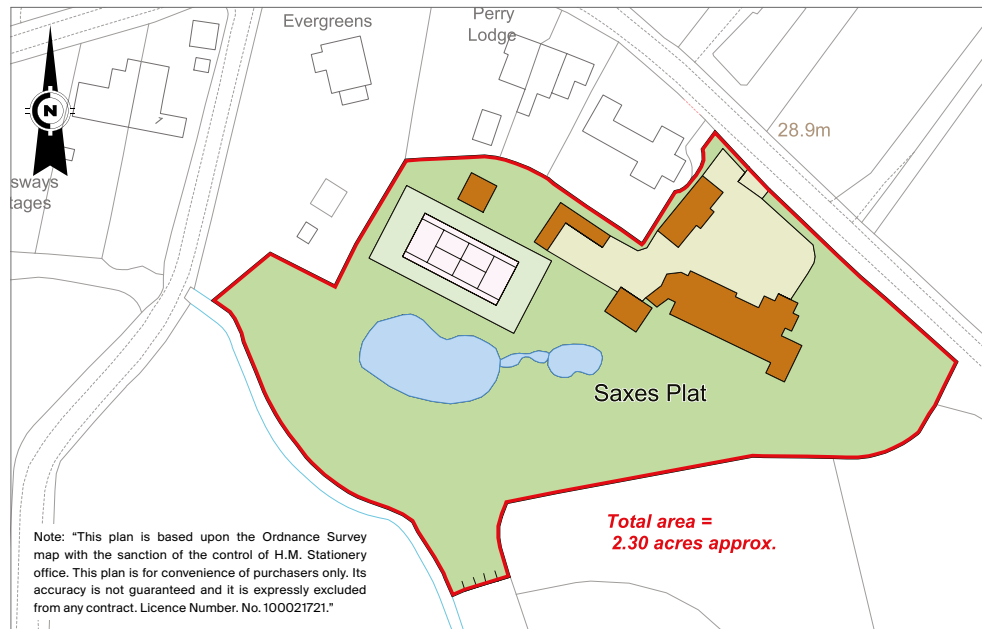
Council Tax: Band H

EPC: D

Postcode – RH12 3DY

What3words – cookie.nests.gestures

(Takes you to the front gates of the property)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs dated August and September 2022.

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