



## OLD PLAWHATCH HOUSE

Plawhatch Lane, Sharphorne, East Grinstead, East Sussex, RH19 4JL



## A MAGNIFICENT COUNTRY HOUSE WITH STUNNING VIEWS

This wonderful property offers substantial and well-proportioned accommodation as well as a detached double garage with annexe above and delightful gardens with fantastic views of the South Downs



Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage (septic tank)

East Grinstead 5 miles (London Bridge from 55 minutes/Victoria from 56 minutes). Haywards Heath 8.6 miles (London Bridge from 44 minutes). Gatwick airport 2 miles.

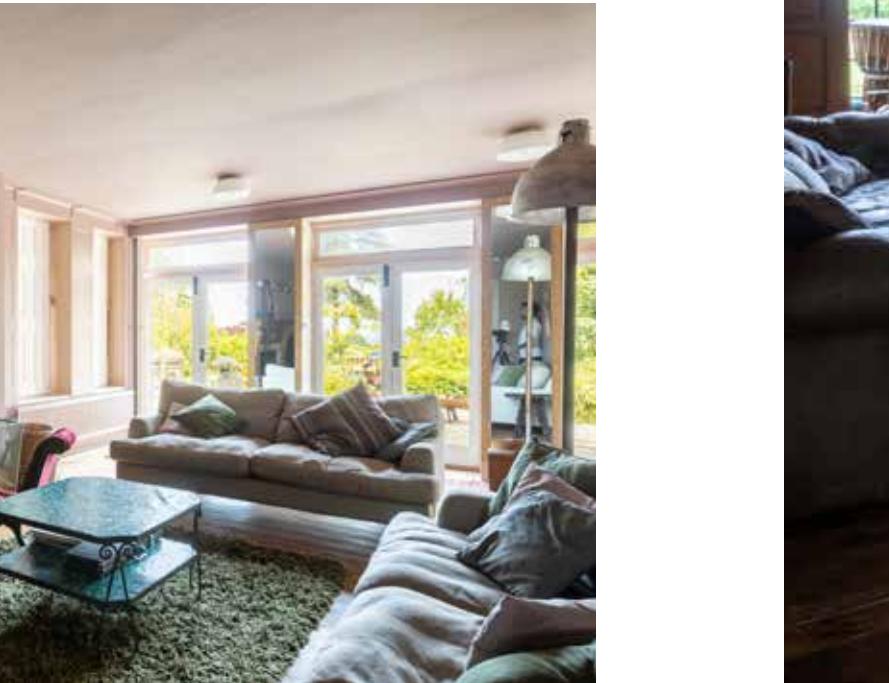
[www.what3words.com/chromatic.slam.oppose](http://www.what3words.com/chromatic.slam.oppose)



## SITUATION

The property is situated on the edge of the village of Sharphorne with stunning views over the rolling countryside of the South Downs. Sharphorne is located near the Sussex/ Surrey/ Kent borders and provides good local amenities which include village stores, farm shop, café and garage. Further facilities can be found at the larger centres of East Grinstead, Tunbridge Wells, Crawley or Haywards Heath which all also have train stations serving London. Gatwick airport is also nearby as is the M23 offering access to the M25 and London, the south towards Brighton and the Sussex coastline.

There are many highly regarded schools in the area, both state and private, including West Hoathly Primary School, Imberhorne, Lingfield College, Michael Hall Waldorf School, Copthorne Preparatory, Brambletye, Cumnor House Sussex, Worth, Sackville, and Ardingly College.





## THE PROPERTY

Old Plawhatch House is an impressive semi-detached country house which offers well-proportioned and substantial family accommodation, totalling in excess of 7,000 square feet and arranged over three floors.

The Arts and Crafts style property is unlisted and has attractive tile hung upper elevations and numerous large windows taking advantage of the fabulous views. The house has been remodelled and beautifully refurbished and now provides a perfect blend of modern convenience yet retaining the character and features of the period. These features include good ceiling heights, wood panelling, oak staircases with ornate balustrades, decorative fireplaces and wooden window shutters.

Outside, the wonderful lawned gardens enjoy fabulous views over the South Downs. The property also benefits from a detached double garage with a useful one bedroom annexe above.





## SUBSTANTIAL AND FLEXIBLE FAMILY ACCOMMODATION

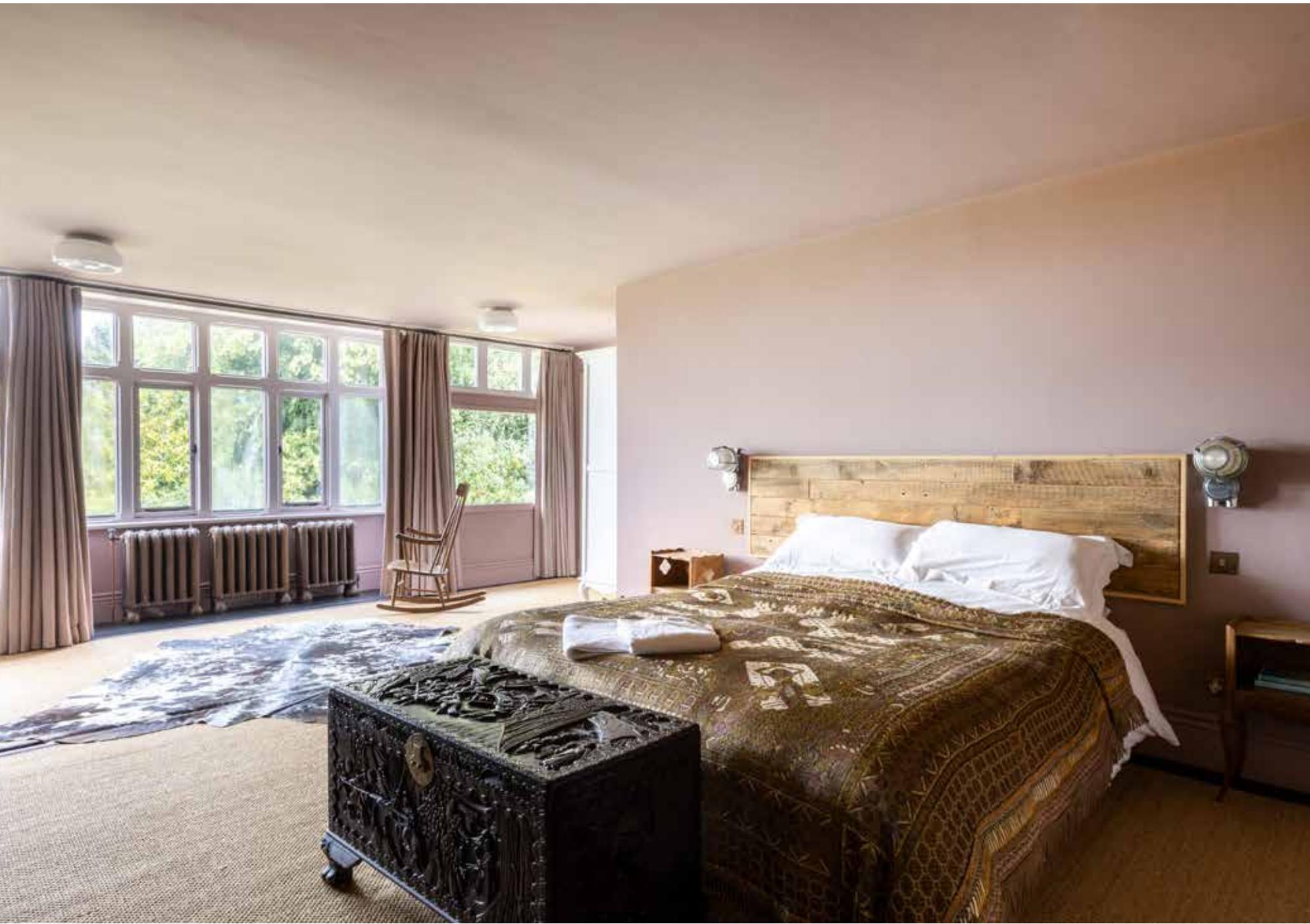
The front door opens into a magnificent reception hallway which has wood panelled walls, ornate fireplace and leaded light windows. There is also a fantastic broad oak staircase with ornate balustrades leading to a wonderful first floor galleried landing with library with fitted bookshelves and sitting area.

The formal reception rooms flow well and are very well-proportioned. To the rear, the double aspect sitting room and the dining room both have multiple sets of French doors opening out to the rear terrace and gardens creating the perfect space for entertaining. The wonderful kitchen/breakfast room is also double aspect with French doors opening out to the gardens. The beautifully appointed kitchen includes fitted units, an Aga cooker and fabulous windows with wooden shutters.

The substantial accommodation on the first and second floors provide huge flexibility with numerous bedrooms, or additional reception space if required. There are four good sized bedrooms on the first floor as well as a beautifully appointed bathroom. On the second floor there are three further bedrooms, a bathroom and useful attic storage space.

### Agents Note:

There is a flying freehold of about 1.5 square metres where the staircase goes into the boundary of the neighbours' property. All correct permissions for this are in place in the Deeds, updated at the time of our vendors' purchase.



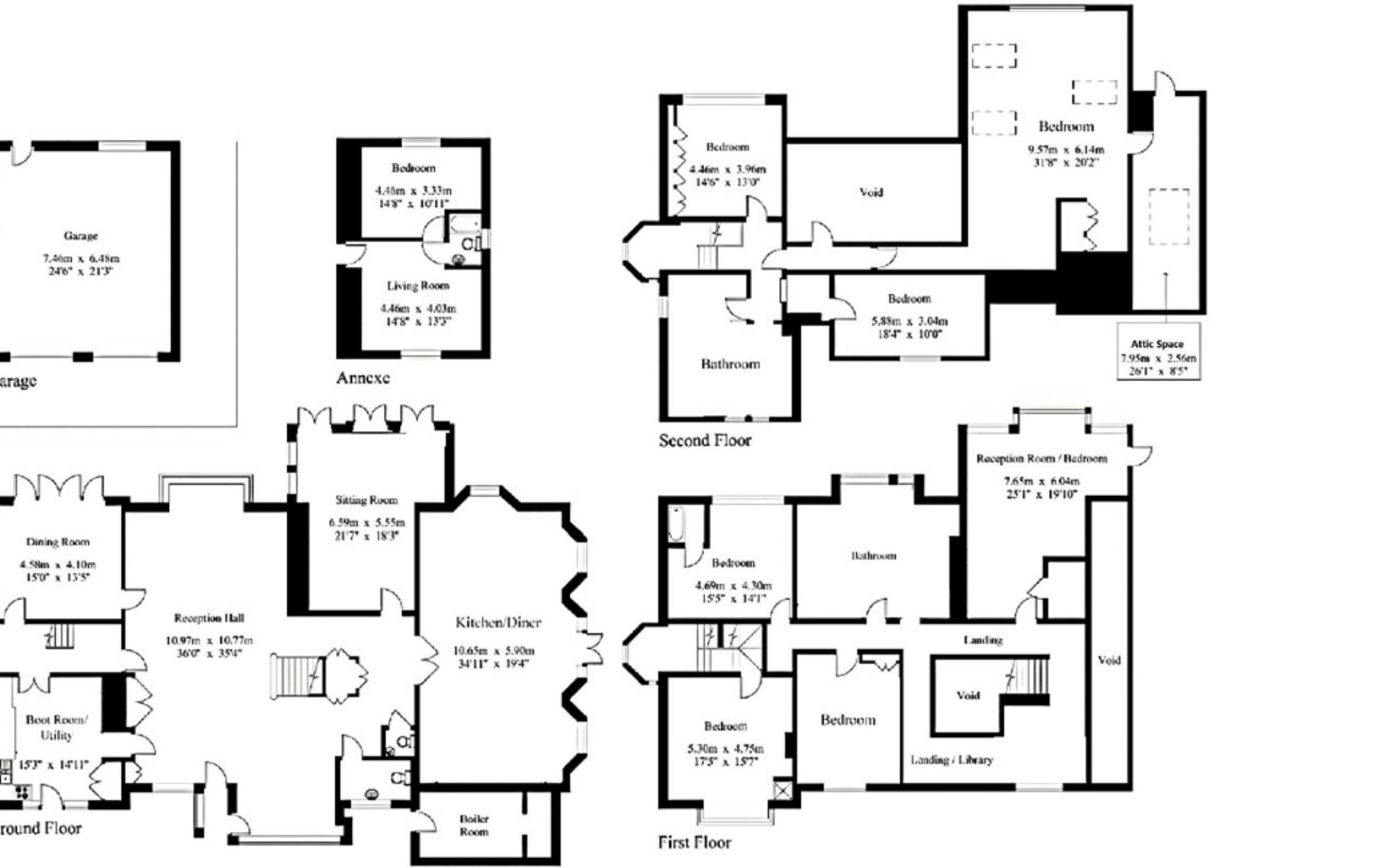


## STUNNING VIEWS OF THE SOUTH DOWNS

The house is approached over a driveway leading to the house and garaging. The delightful gardens and grounds are laid to lawn and enjoy stunning views over the South Downs. Adjacent to the main house, the detached double garage has a useful annexe above comprising a living room, bathroom and bedroom.

To the rear of the house there is a large paved terrace, ideal for entertaining and al fresco dining whilst enjoying the fabulous views. The terrace leads on to the delightful lawned gardens which include a multitude of mature trees, shrubs and plants as well as a small pond. The beautiful gardens provide a high degree of privacy and in all the property extends to just under an acre.





Approximate Gross Internal Area =

House: 686.0 sq m / 7384 sq ft (excluding voids; garage and annexe)

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.



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