



Rickmans Lane, Plaistow
Billingshurst, West Sussex, RH14



Beyond your expectations

A detached family house in grounds of approximately 1 acre

Hamptons International

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Master Bedroom with En-Suite Shower Room | 2 Further Bedrooms | Dressing Room/Bedroom 4 | Family Bathroom | Kitchen/Breakfast Room | Dining Room | Sitting Room | Drawing Room | Study | Cloakroom | Carport | Game Room/Kitchenette/Shower Room | Studio | Storage | Wine Cellar

Guide Price £1,375,000 Freehold

Description

A superbly presented and substantial family home enjoying views of farmland, in this popular and picturesque West Sussex village. The property has been extensively improved and re-modelled by the current owners and now offers extensive practical yet versatile accommodation arranged over two floors. Approached at the front via a sweeping gravel driveway leading to open barn garaging for two cars. A covered porch gives access to the front door opening into a central hallway with doors to all rooms and stairs to the first floor. The triple aspect sitting room is further complemented with an impressive Inglenook fireplace with beehive hood, carved oak mantel, exposed wall and ceiling timbers. In addition there is a separate family room with oak flooring and a separate study with bespoke fitted units. The heart of the home is the stunning kitchen family room with a second wood burning stove. This stunning room needs to be viewed to be fully appreciated. The kitchen has been refitted with a range of units under an expanse of riven slate worktops and integrated appliances. In addition there is space for an electric Aga and further appliances in a separate adjacent utility room. In recent years the kitchen has been extended at the rear to create a large vaulted dining/family room with doors leading to the garden. The first floor is of equal merit providing three double bedrooms an en-suite to the master bedroom and a refitted family bathroom. The current owners have converted the forth bedroom into a dressing room but could easily be converted back. There is a large boarded loft space for additional storage. Agents note: the old

double garage has been converted into a snooker room, housing a full sized table; this space also accommodates a separate kitchen area and a separate shower room. Again subject to planning could be turned into a self contained annexe or home office.

Outside

The gardens are a particular feature of the property. The Front garden is laid to lawn behind a Yew Hedge with gated access to the gravel drive. To the rear of the property is a large paved terrace for outside entertainment leading directly onto a level lawn. There are several mature fruit trees and raised vegetable gardens. In addition there is a large summer house which in the past has been used as a home office.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 234.1 sq m / 2520 sq ft

(Excluding Carport)

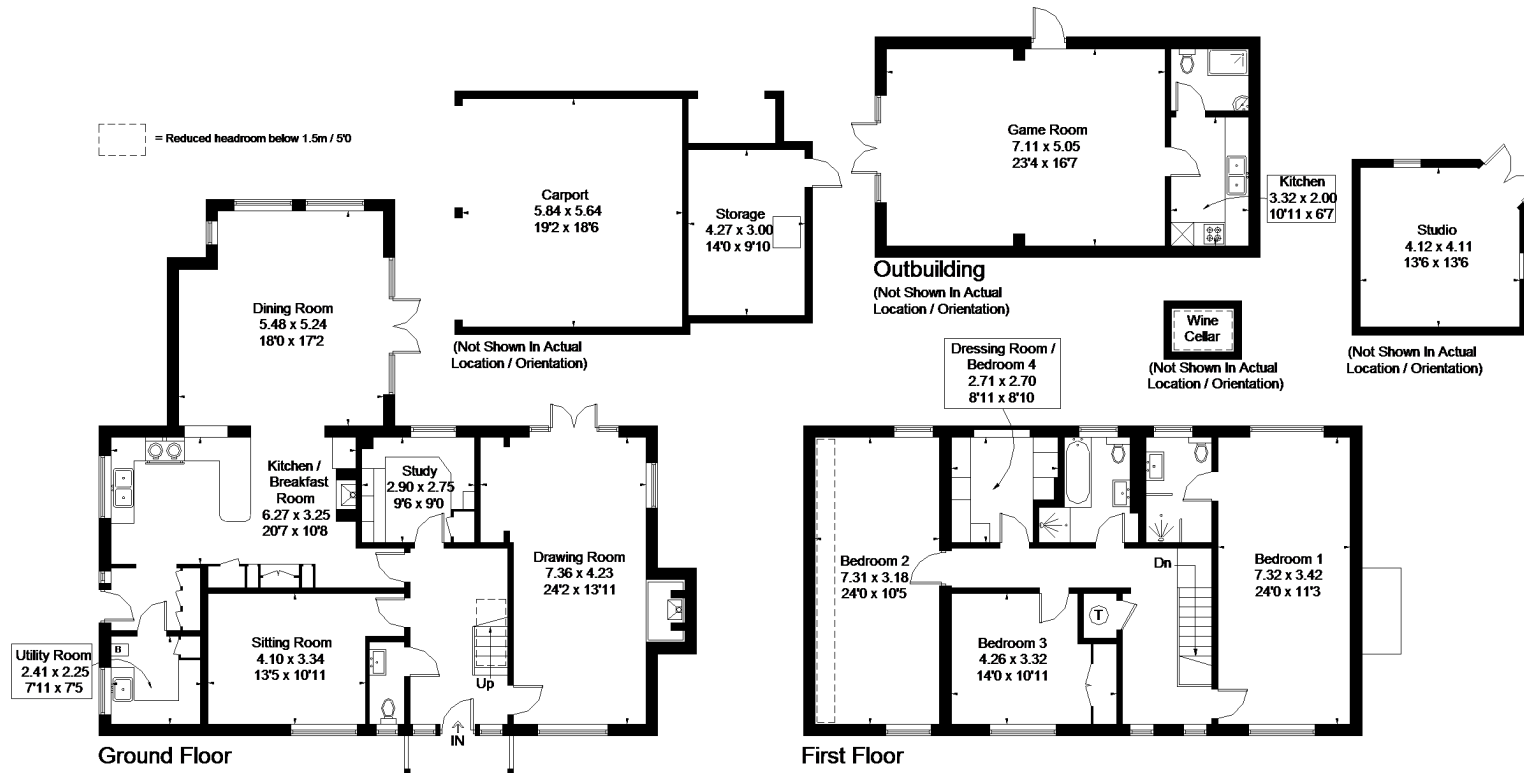
Wine Cellar = 1.8 sq m / 19 sq ft

Outbuilding = 47.5 sq m / 511 sq ft

Storage = 12.7 sq m / 137 sq ft

Studio = 16.2 sq m / 174 sq ft

Total = 312.3 sq m / 3361 sq ft



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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

