



HAMMERPOND ROAD, PLUMMERS PLAIN

JACKSON-STOPS 

HAMMERSGATE HOUSE
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PLUMMERS PLAIN
HORSHAM
RH13 6PE

GROSS INTERNAL AREA 6251 SQ FT / 580.7 SQ M

A STUNNING, CONTEMPORARY HOUSE, BUILT TO AN EXACTING STANDARD ON THE OUTSKIRTS OF HORSHAM, WEST SUSSEX.



DISTANCE

HORSHAM STATION 4.7 MILES
BALCOMBE STATION 5.6 MILES
BRIGHTON 19.3 MILES
GATWICK AIRPORT 12.4 MILES
(ALL MILEAGES ARE APPROXIMATE).

FEATURES

- A beautiful, architect designed contemporary family home, offering sophistication with premium finishes and materials
- Stunning interiors with a seamless connection to the countryside surrounding the house
- A bespoke designed, triple-aspect kitchen / dining / sitting room with floor-to-ceiling sliding glass doors
- A superb, double-aspect drawing room, with views to the garden and mezzanine sunroom / library
- Six bedrooms and five luxuriously appointed bath / shower rooms
- Contemporary designed mobile home currently used as a home office and gym
- Triple bay garage with workshop and loft storage
- State of the art technical specifications throughout, with interior designed finishes and fittings.

PROPERTY INFORMATION

- Services: Private drainage with Klargester. Air source heat pump. Mains water and electricity.
- Local Authority: Horsham District Council
- EPC Rating: B
- Council Tax Band: H
- Underfloor heating, air conditioning to the kitchen / dining / sitting room and principal bedroom suite, triple glazed windows, CCTV system, super fast fibre broadband.



DESCRIPTION

Hammergate House is an exceptional, contemporary family home which has been designed and built to an exacting standard.

Entering the large lobby there is a beautiful central oak staircase with glass balustrades leading to the first floor. To one side is the incredible kitchen / dining / sitting room, luxuriously appointed with bespoke fitted cabinets and a large one-piece porcelain island with breakfast bar. The kitchen is fitted with modern electrical appliances including Neff ovens and microwave, Bora hob, Samsung American fridge/freezer, Bosch dishwasher, Neff coffee machine, Quooker hot water tap, and a multi-zone dimmer controlled lighting system.

The ground floor also has a top of the range utility room, cloakroom and snug. Further along the lobby is a stunning triple-aspect drawing room with a fully fitted bar, ideal for entertaining and large gatherings. Off one side of the drawing room are two downstairs bedrooms and a Jack and Jill shower room, perfect for visitors.

Above the drawing room is a "mezzanine" sunroom / library a quiet contemplative space with spectacular views through floor-to-ceiling windows to the countryside beyond.

From the ground floor central staircase there are four bedrooms, each with ensuite bathrooms and an upstairs laundry room. The glorious principal suite has a dressing room with a luxuriously appointed bathroom. All the beautiful bath/shower rooms are fitted with Villeroy & Bosch vanity units and basins with Hansgrohe and Brisbane taps.

Hammergate House is a stunning and luxuriously appointed family home, with all the modern conveniences and state-of-the-art technology expected of a property at this level.





OUTSIDE

Hammergate House is approached off Hammerpond Road through a large electric sliding gate with internal colour monitor and controller, leading up the gravel driveway to a large paved entrance, parking and courtyard area. To one side is the triple bay garage with workshop and loft stores.

To the other side of the house there is a large aluminium 'pergola' with outdoor kitchen, porcelain terraces and seating areas, perfect for alfresco dining and entertaining, both on an intimate and grand scale. The house and outbuildings are all set on circa 6.4 acres of beautiful Sussex countryside, offering glorious views across your own land, affording privacy and seclusion.

Leading off the terrace and adjacent to the house is a contemporary designed mobile home currently used as a home office and gym. Please note the vendor is happy to remove the mobile home if it is not required or be left in-situ at no cost.

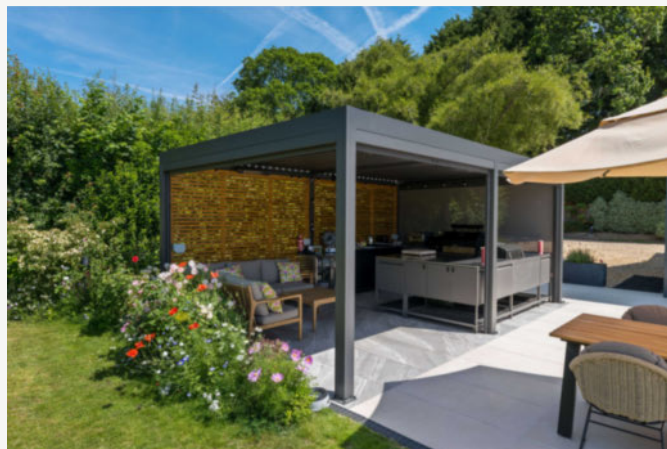
LOCATION

Hammergate House is situated in the rural hamlet of Plummers Plain close to the thriving historic market town of Horsham. Horsham has a twice weekly market, a wide range of shops, restaurants and leisure facilities including John Lewis, Waitrose, the Pavilions Leisure Centre, Everyman cinema and The Capitol – a multi-purpose arts venue. Footpaths and bridleways criss-cross the surrounding countryside of the High Weald AONB and along with nearby Roosthole in St. Leonard's Forest, offer miles of country walks and hacking right from your doorstep. Nymans NT and Leonardslee Gardens are both within a 5 minute drive.

There are excellent transport links with mainline rail services from both Horsham and nearby Balcombe providing frequent Southern and Thameslink services to Gatwick, Brighton, London Victoria, London Bridge and beyond. The A23/M23 gives convenient access to London and the south coast and both Gatwick and Heathrow airports.

There are a number of excellent schools in the area such as Brighton College, Farlington, Christ's Hospital, Handcross Park, Worth, Cottesmore and Millais. Local nearby country house hotels with superb spas include South Lodge, Alexander House and Ockenden Manor.

Worldwide renowned Glyndebourne Opera House, Grange Park Opera, Goodwood Estate, Brighton Festival and Ardingly showground are all within easy reach. There are numerous excellent golf courses nearby including Mannings Heath, Royal Ashdown, Slinfold, Horsham and East Sussex National, as well as reservoirs for water sports.





PROPERTY INFORMATION:

Viewing: Strictly only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

What3Words
fuzzy.pose.headers

Hammerpond Road, Plummers Plain, RH13

Approximate Gross Internal Area = 363.7 sq m / 3915 sq ft

Outbuildings = 217.0 sq m / 2336 sq ft

(Including Garage / Excluding Outdoor Dining Area)

Total = 580.7 sq m / 6251 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1317846)



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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