



Hammerpond Road, Plummers Plain
HORSHAM, RH13

150 Years
JOHN D WOOD & CO.
London, Country & International Property

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A stunning country home that extends to over 3,500 sq ft of beautifully appointed living accommodation, effortlessly blending period character with stylish contemporary finishes. With outbuildings that extend the overall floorspace to 6,033 sq feet the property is set within beautiful landscaped gardens and grounds that extend to approximately 3.25 acres and enjoying a wonderfully private position, the property offers outstanding and comfortable family living, ideal for multi-generational purposes. The delightful Reception Hall showcases attractive wood panelling and parquet flooring that reflect the property's timeless character and charm. Beyond this a series of beautifully proportioned Reception Rooms enjoy an abundance of natural light from the southerly aspect, together with delightful views across the private gardens.

The Study is dual aspect and bathed in natural light with a contemporary log burner providing a striking focal point, creating a warm and inviting atmosphere. Adjacent to this is the elegant Sitting Room with French doors that open directly onto the terrace, seamlessly connecting the interior with the lovely surrounding grounds. Undoubtedly one of the home's most impressive spaces is the vaulted Drawing Room, rich in character and impressive in scale, this wonderful space features exposed oak beams, a substantial inglenook fireplace and a window seat perfectly positioned to enjoy the lovely outside view. The Kitchen/Breakfast Room is modern and bright with a range of contemporary units, integrated appliances and a walk-in pantry. A traditional Aga complements the Kitchen perfectly,





while the adjoining Utility Room provides excellent practicality and additional storage. The property offers five generous bedrooms, providing excellent flexibility for a variety of living arrangements. Three bedrooms are situated within one wing of the house, all benefiting from fitted wardrobes. The Principal Suite is particularly impressive, featuring a luxurious En Suite Bathroom and a private dressing area accessed via an attractive spiral staircase. Occupying the opposite side of the property are two further bedrooms, one of which is currently arranged as a Playroom. This area lends itself perfectly to guest accommodation, independent family living or a potential annexe arrangement, making it especially well-suited to multi-generational households.

Set within approximately 3.25 acres of beautifully landscaped gardens and paddocks, Bucks Head presents a rare lifestyle opportunity in a highly desirable semi-rural setting. Adjacent to Mannings Heath Golf Club and surrounded by picturesque countryside, this impressive country residence combines privacy, space, and an exceptional range of leisure and equestrian facilities. Accessed by two secure gated entrances, the property is approached by a sweeping driveway providing extensive parking. The grounds have been thoughtfully designed and wrap elegantly around the house, creating a private and tranquil environment. The heated swimming pool enjoys a secluded sunken position, complemented by a spacious paved terrace and charming Summer House, providing the perfect setting for outdoor entertaining. The enclosed tennis court is perfectly positioned and ideal for family time.

Equestrian buyers will be particularly impressed by the extensive facilities, including two sizeable paddocks, a stable block, tack room, and a range of useful outbuildings for feed and equipment storage.

The formal gardens are a standout feature, boasting expansive lawns, mature hedging, established shrubs, and specimen trees. Winding pathways lead through the grounds, creating a peaceful and enchanting landscape to enjoy throughout the seasons. For those seeking dedicated workspace, a detached office measuring 18'11" x 12'11" is situated close to the main house, offering a practical and private working environment. Further outbuildings provide excellent storage and potential for future development or conversion, subject to the necessary planning consents.

Situated in a picturesque position within the rural hamlet of Bucks Head, the property enjoys an idyllic setting alongside two historic hammer ponds approximately three miles south-east of Horsham, on the edge of the renowned High Weald National Landscape. Horsham provides extensive shopping facilities, with Waitrose, John Lewis at Home, and the Swan Walk Shopping Centre all nearby. Cultural and leisure facilities are equally impressive, with The Capitol arts venue offering a varied programme of cinema, theatre, and live performances. Mannings Heath Golf Club and Wine Estate is close by and, at one point, adjoins the property itself. There is easy access to St Leonard's Forest, with miles of scenic walking, cycling, and horse-riding routes available directly from the doorstep. The location is exceptionally well connected, with easy access to the A23, A24, and M25, providing convenient links to London, Gatwick Airport, and Heathrow Airport. Families are particularly well served by a selection of highly regarded state and independent schools in the area, including Christ's Hospital, Brighton College, Hurstpierpoint College, Farlington, Handcross Park, Cottessmore, Bohunt, Millais, Tanbridge House School, and The Forest School.





Asking Price: £1,750,000
Subject to Contract

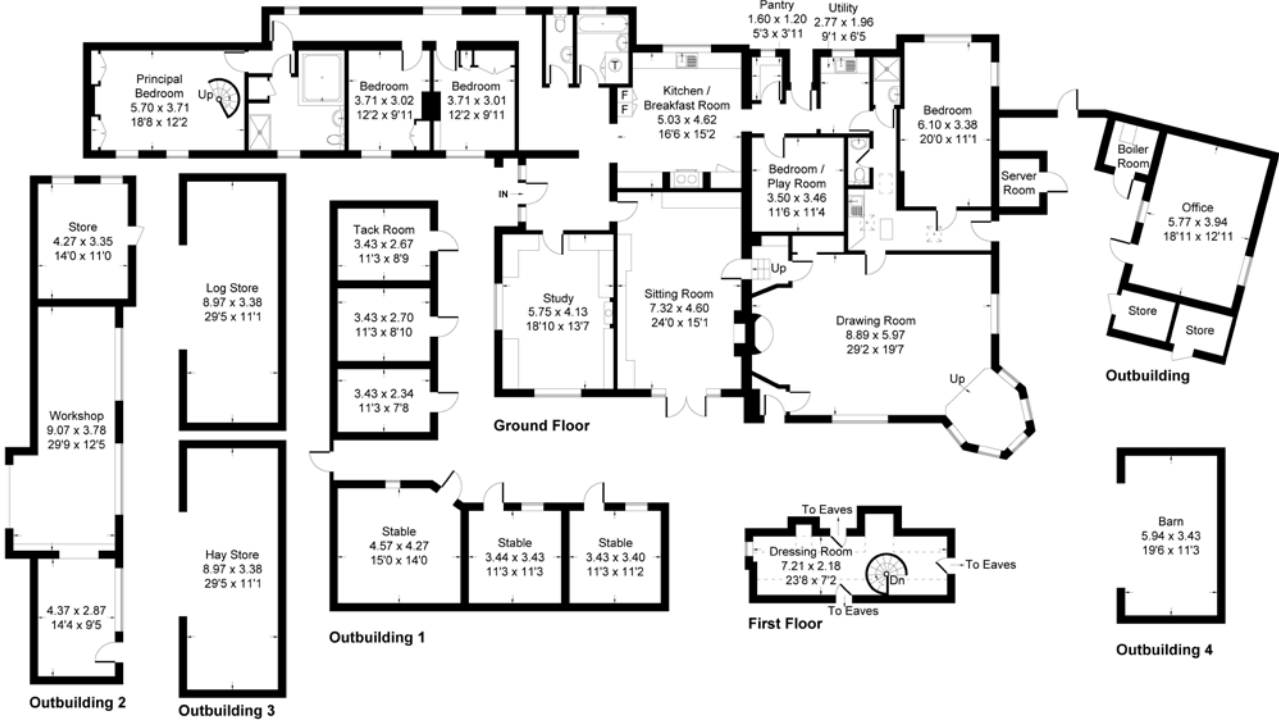
Local Authority: Horsham
Council Tax Band: H
Tenure: Freehold
Reference: CHS260076

Approximate Gross Internal Area:
6,033 sq.ft. / 560.5 sq.m.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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Approximate Gross Internal Area = 326.0 sq m / 3509 sq ft
Outbuilding = 234.5 sq m / 2524 sq ft
Total = 560.5 sq m / 6033 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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