



Brentleigh, Church lane, Plummers Plain, Horsham

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# Brentleigh Church Lane, Plummers Plain, Horsham, West Sussex RH13 6LU

A detached country house with outbuildings, stabling and grounds approaching 4.3 acres, in a secluded rural setting

Horsham train station 4 miles (London Victoria 55 minutes), Haywards Heath 8.8 miles, London Gatwick Airport 12.4 miles, Brighton 20 miles, Guildford 25 miles, Central London 39 miles

Reception hall | Sitting room | Family room  
Snug | Study | Kitchen/breakfast room | Utility  
Cloakroom | Principal bedroom with en suite  
bathroom | 4 Further bedrooms | Family  
bathroom | Balcony | Double garage | Car port  
Outbuildings, comprising barn, tractor store &  
stables | Garden and grounds extending to 4.3  
acres | EPC rating E

## The property

With beautifully presented, light, airy and versatile accommodation, Brentleigh offers a classic, comfortable and relaxed living environment ideally suited to modern family lifestyles. On the ground floor a light-filled sitting room enjoys the warming ambience of wood-burning stove and provides a seamless connection with the garden via French doors. An open aperture, with a small step, offers an easy link into the adjoining dining area and kitchen, with this convivial setting featuring terracotta tiling to the floor and bespoke kitchen installed by Clive Christain Interiors, with stone work surfaces. A green Aga, recessed with decorative lintel and surround, takes centre stage, along with American fridge/freezer, and high-end appliances and there is a large island unit with a timber topping. Three further reception rooms currently present as a family room, a snug and a generous study, but offer

various options for their use, whilst a utility and a cloakroom complete the accommodation on the lower level.

On the first floor, there are five bedrooms and two family bathrooms, with the generous principal room providing an elegant retreat with access out to a large balcony, which affords easterly views over the grounds. There is also current consent to create a loft conversion with three dormer windows.

## Outside

The property is approached through electric solid wooden gates on brick pillars connected by the mobile network for voice/remote access. The garden is well-maintained and features swathes of lawns, with lengths of clipped hedging and rustic post-and-rail fencing creating division within the tranquil grounds. A row of neat evergreen spheres marks the edge of a lane which leads to the house, whilst there is also a gravel driveway offering an approach to the garage and home's frontage. There is a gate at the access point to reach the large barn and tractor store and for equestrian-enthusiasts, a stable block within the grounds has three stalls and a covered yard attached. The garage and barn are served with electricity and independently alarmed giving extra security. Mature trees at the far margins of the plot and specimen trees within the garden create a delightful sense of seclusion and an idyllic green, outdoor sanctuary.

## Location

Brentleigh is situated in a leafy, rural hamlet just to the south-east of Horsham, the north-west of Plummers Plain and on the western fringes of the High Weald Area of Outstanding Natural Beauty. Fine dining is available just 2 miles distant from the property at South Lodge Hotel, The Interlude Restaurant at Leonardslee Gardens and The Crabtree, whilst the Forest Farm Riding School is a mere mile away. The market town of Horsham provides a comprehensive range of shopping, including a John Lewis at Home and Waitrose, as well as the Swan Walk shopping centre.

























Approximate Area = 257.2 sq m / 2768 sq ft  
 Garage = 50.3 sq m / 541 sq ft  
 Outbuildings = 146.2 sq m / 1574 sq ft  
 Total = 453.7 sq m / 4883 sq ft  
 (Excluding Carport / Open Tractor Store)  
 Including Limited Use Area (2.2 sq m / 24 sq ft)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 307100

The mainline station at Horsham has services to London Victoria, Peterborough, Portsmouth and Southampton and for road users there is easy access to the A23, which links to the M25 for onward journeys via the major road networks. Well-regarded schooling in the vicinity includes Millais Girls and Forest Boys Schools, Tanbridge, Handcross Park, Christ's Hospital and Farlington School.

## Directions

Travelling south on the A23 leave at the Handcross exit, continue through the village of Handcross and turn right onto the B2110 signposted Horsham. On entering Plummers Plain turn right onto Church Lane, continue past Winterpit Lane and the drive to Brentleigh will be found on the right.

## General

**Local Authority:** Horsham District Council

tel: 01403 215100

**Services:** Mains water, electricity and private drainage (full details to be provided on request)  
 Oil heating, LPG for the Hob.

**Council Tax:** The property is in Tax Band F

**Tenure:** Freehold

**Guide Price:** £1,950,000

## Horsham

**01403 246790**

horsham@struttandparker.com  
 struttandparker.com

@struttandparker

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