



Challoners Farmhouse

St Helena Lane, Plumpton Green, East Sussex. BN7 3DQ



Mark Revill & Co

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Guide Price £1.65 million

Challoners Farmhouse is an impressive individual detached country house with a separate detached cottage, stable block and garaging set in beautiful grounds extending to just over 3 acres in an idyllic rural location enjoying a favoured southerly aspect. This delightful home is beautifully presented throughout featuring a wealth of oak joinery including exposed ceiling and wall timbers, some flooring and internal latched doors, has the benefit of oil central heating, double glazing and solar panels. This splendid property incorporates a fine triple aspect sitting and living room with feature fireplace with wood burner a bespoke kitchen with hand painted solid wood units, a superb triple aspect dining/family room, useful utility room, 4 double bedrooms including a master suite with dressing area and bathroom plus a further family bathroom. In addition, there is a detached 2 bedroom cottage (planning permission was granted to enlarge this to create 3 bedrooms) which would ideally suit a separate home office, studio or annexe, there is an attached tractor shed and large garage, additional garage and a stable block incorporating 3 loose boxes and open sided store. The beautiful grounds extend to just over 3 acres enjoying a favoured southerly aspect arranged with wide sweeping lawns including a small orchard, a paddock, kitchen garden and formal area to the rear incorporating a two-tier sun terrace

Challoners Farmhouse occupies a glorious rural location adjacent to open countryside and farmland lying between Plumpton Green and Wivelsfield Green both of which offer local amenities, inn, village hall and primary school. Plumpton has a station offering a good service to central London (Victoria 1 hour). Haywards Heath is 4.7 miles distant, Lewes 7.3 miles and Burgess Hill 3.5 miles, all of which offer a good range of shops, leisure facilities and an array of restaurants. The A23 lies 7.6 miles to the west providing a direct route to the motorway network, Gatwick Airport is just under 18 miles to the north and the cosmopolitan city of Brighton and the coast is 12.5 miles to the south.



There are a number of well regarded schools and colleges both private and public within the locality including Great Walstead, Burgess Hill School for Girls, Ardingly and Hurstpierpoint Colleges, there is a network of footpaths in the area linking nearby Chailey Common whilst the South Downs National Park is just a short drive offering a beautiful natural venue for countryside walking. There are golf courses at nearby Ditchling, Haywards Heath and Lindfield, water sports at Ardingly Reservoir, show jumping at Hickstead and horse racing at Plumpton.

GROUND FLOOR

Attractive Porch Oak pillars and tiled roof. Double glazed panelled door and side screen to: **Hall** Exposed ceiling timbers. Radiator. Oak flooring. Opening to **Inner Hall** With stairs to first and bedroom floors.

Sitting & Living Room

Sitting Room 20' x 15'2" (6.10m x 4.62m) A fine triple aspect room enjoying glorious views over the gardens and adjacent countryside. Handsome limestone fireplace and hearth with cast iron wood burning stove. TV aerial point. 3 wall light points. 2 radiators. Exposed wall and ceiling timbers. Double glazed casement doors to sun terrace and garden.

Living Room 14'10" x 12' (4.52m x 3.66m) plus bay window. Fitted book case with open shelving. Wide bay window enjoying superb open views over the adjacent farmland. Large walk-in storage cupboard. 2 wall light points. Radiator. Exposed ceiling timbers and post. Large underfloor storage area. Stairs and balustrade to:

Bespoke Kitchen 16' x 10'8" (4.88m x 3.25m) Comprehensively fitted with attractive range of hand painted solid wood shaker style units comprising inset deep enamel sink with traditional mixer tap, hardwood drainer, adjacent work surfaces incorporating peninsular unit, cupboards, drawers and integrated **dishwasher** under. Matching work surfaces, cupboards and drawers beneath. Recess housing **Rangemaster electric range cooker**, tiled splashback flanked by wall cupboards, high level shelf and pan hanging rail over. Wall unit incorporating plate rack. **Walk-in pantry** with shelving and light point. Shelved unit with cupboard under. Space for American style fridge/freezer. Exposed ceiling timber and post. Ceiling downlighters. Electric heated tiled floor. Wide opening to:

Dining/Family Room 26' x 14'8" (7.92m x 4.47m) A fine triple aspect room enjoying a delightful outlook. Most attractive red brick fireplace, chimney breast and hearth, cast iron wood burner. Exposed ceiling timbers. Electric heated tiled floor. Ceiling downlighters. Double glazed casement doors to rear garden.

Utility Room 8'6" x 7'10" (2.59m x 2.39m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawer and appliance space with plumbing for washing machine and dishwasher under. 2 wall cupboards. Fitted shelving. Electric heated tiled floor. Double glazed casement door to outside.

Hall 2 radiators.

Bedroom 2 14'10" x 11'1" (4.52m x 3.38m) Double aspect. Telephone point. Radiator.

Bedroom 3 11'8" x 11'3" (3.56m x 3.43m) Radiator.

Shower Room Large fully tiled glazed shower with rain water fitment, pedestal basin, low level wc. Painted timber dado. Tiled floor.

FIRST FLOOR

Landing Built-in triple slatted shelved linen cupboard, large built-in double wardrobe, further double wardrobe and storage cupboard. Radiator. Stairs to upper first floor. Archway to:

Master Suite

Bedroom 14'4" x 13'8" (4.37m x 4.17m) A superb double aspect room with sloping ceilings to either side enjoying unrivalled countryside views. TV aerial point. Radiator.

Dressing Area 12'2" x 7' (3.71m x 2.13m) Velux window. Radiator.

Bathroom White suite comprising roll top bath with claw feet, traditional mixer tap and shower attachment, fully tiled glazed shower with rain water fitment, pedestal basin with tiled splashback, low level wc. Corner cupboard. Ceiling downlighters. Oak flooring.

UPPER FIRST FLOOR

Study Area 10'5" x 8' (3.18m x 2.44m) Dormer window. Telephone point. Good size built-in storage cupboard. Radiator.

Bedroom 4 18'9" x 9'6" (5.72m x 2.90m) Double aspect with sloping ceilings on either side. Good size deep built-in double wardrobe/storage cupboard. Eaves storage. 2 radiators.

DETACHED COTTAGE

Ground Floor - Hall Timber pillars, understairs cupboard. Stairs to first floor.

Open Plan Living Room with Kitchen 21'9" x 16' (6.63m x 4.88m) Tiled floor. **Living Area** Double aspect with double glazed bi-fold doors to garden. **Kitchen** Inset copper sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and plumbing for dishwasher under. Recess for cooker with extractor hood over. Brick built island unit incorporating worktop, cupboards and drawers. Ceiling downlighters.

Utility Room Timber worktop with storage/appliance space, cupboard and drawer under. Plumbing for washing machine, fitted cupboard. Space for upright fridge/freezer. Ceiling downlighters. Tiled floor. Stable door to garden.

Shower Room Fully tiled glazed shower with electric Triton fitment, low level wc, basin with tiled splashback. Extractor fan. Tiled floor.

First Floor - Open Plan Bedroom 22'8" x 16'9" (6.91m x 5.11m) With vaulted ceiling incorporating a series of double glazed velux windows, 2 additional velux windows. Exposed ceiling and wall timbers. Oak flooring.

Bedroom 2/Dressing Room 9'9" x 9'9" (2.97m x 2.97m) Velux window. Corner cupboard. Exposed ceiling and wall timbers. Oak

flooring.

Note: Planning permission was granted (now expired) to extend the cottage to create a 3 bedroom dwelling.

Private Walled Garden Laid to lawn with herbaceous borders planted with a variety of shrubs and small trees.

OUTBUILDINGS

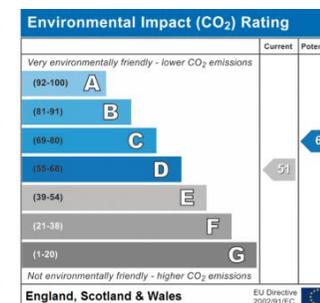
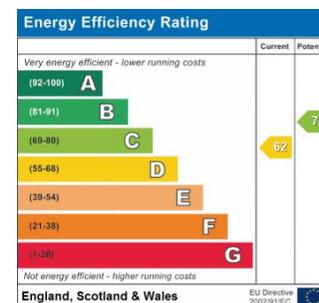
Garage 1 28' x 13'6" (8.53m x 4.11m) Double doors. Adjacent tractor shed 15' x 12'5" (4.57m x 3.78m) double doors.

Garage 2 Open sided, irregular shape.

Stable Block With tool shed, open sided bay and 2 loose boxes 13' x 11'10" (3.96m x 3.61m) and 11'10" x 12'7" (3.61m x 3.84m). Overhauled roof. Light and power. Store room housing oil storage tank and solar panel control.

OUTSIDE

Beautiful Grounds Extending To About 3 Acres Backing onto open farmland and countryside. Arranged with formal gardens to the rear enclosed by post and rail fencing with raised L shaped sun terrace with railings to a large paved sun terrace, integral **garden stores** and **boiler house**, formal lawns planted with a variety of established trees including oak, silver birches, amber etc. Further garden to the front and side with brick pathways, herbaceous beds, lawns, established blue spruce and pampas grass. **Extensive wide sweeping lawns** to the south side with kitchen garden. Private Klargest private drainer, small orchard and clumps of trees including willows, eucalyptus and evergreens, the area is enclosed by clipped hedges with a wide opening to a **paddock** enclosed by hedges and trees. A **long gravel drive** provides access to the house via the cottage with a turning area adjacent to the stables.





PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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