



Foresters
Handford Way, Plummers Plain, Horsham. RH13 6PD



Mark Revill & Co

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Guide Price £850,000

This splendid detached bungalow is set in delightful wooded grounds extending to just over one acre in a semi rural yet conveniently placed location. The bright and exceptionally spacious accommodation has the benefit of oil central heating and double glazing and incorporates 4 bedrooms, 3 shower/bathrooms, a fine sitting room, separate dining room, double glazed conservatory, a home office and a comprehensively fitted kitchen with adjacent utility room. There is a double garage with 2 electronically operated up and over doors approached by a wide gravelled drive and parking area offering space for several vehicles and a particular feature are the delightful gardens the majority of which are wooded with well kept lawns and a paved sun terrace enjoying a favoured south westerly aspect.

Foresters occupies a fine corner position at the junction of Hammerpond Road and Handcross Road just under 2 miles west of Handcross Village offering good local amenities, primary school, recreation ground and the renowned National Trust Nymans Gardens. The A23 is close at hand providing a direct route to the motorway network, Gatwick Airport is 12 miles to the north, the towns of Horsham (4.9 miles), Haywards Heath (8.1 miles) and Crawley (6.1 miles) all offer a comprehensive range of shops, array of restaurants, well regarded schools, leisure facilities and a mainline station (Haywards Heath to London Bridge/Victoria 42-45 minutes).



Fully Enclosed Entrance Porch Glazed panelled front door and side screen. Part glazed door to:

Spacious L Shaped Hall Built-in double coats/store cupboard with light point, adjacent built-in shelved storage cupboard. Hatch to large loft space. Radiator.

Sitting Room 24' x 11'8" (7.33m x 3.58m) A fine room enjoying a southerly aspect and outlook over the gardens. Natural stone working fireplace with grate, raised tiled hearth. 2 walls wood panelled incorporating 2 shelved display alcoves. Range of fitted display shelving and wall cupboard. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window. Radiator. Double glazed sliding door to sun terrace and gardens. Glazed double doors to:

Dining Room 15'10" x 12'3" (4.84m x 3.74m) 3 wall light points. Double glazed window. Radiator. Double glazed sliding door to:

Double Glazed Conservatory 13'9" x 11'10" (4.20m x 3.61m) With double glazed vaulted ceiling with fitted blinds. Tiled floor. Double glazed doors to rear garden.

Kitchen 16'2" x 11' (4.94m x 3.35m) Comprehensively fitted with an attractive range of units with laminate work surfaces comprising inset composite bowl and a half sink with mixer tap, adjacent work surfaces, numerous cupboards and drawers beneath. Fitted **4 ring ceramic hob** with concealed extractor hood over. Built-in brushed steel **electric double oven** and **microwave oven**, drawer under, cupboard over. Matching worktop, cupboards and drawers under. Glazed wall unit flanked by wall cupboards. Tall **fridge/freezer**, cupboard over, adjacent base unit with cupboard, drawer and shelving, wall cupboard and shelved unit over. Further wall cupboard. 2 double glazed windows. Radiator. Part tiled walls. Vinyl flooring.

Utility Room 12'2" x 6'4" (3.73 x 1.95m) Inset stainless steel double bowl sink with mixer tap, adjacent worktop, cupboards, drawer, **washing machine**, **tumble dryer** and **dishwasher** beneath. 2 double glazed windows. Radiator. Part tiled walls. Tiled floor. uPVC door to outside.

Bedroom 1 15'5" x 11'8" (4.72m x 3.58m) Range of fitted furniture comprising bedside drawer units and corner shelved units on either side of double bed recess, range of high level cupboards. Fitted triple wardrobe, corner dressing table unit incorporating cupboard and range of drawers. Further built-in double wardrobe with sliding doors. Double glazed window. Radiator.

En Suite Shower Room White suite comprising walk-in shower with glazed screen and fitted seat, basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Wall cabinet with mirror door. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

Bedroom 2 11'1" x 11' (3.38m x 3.36m) Built-in double wardrobe with sliding doors. Double glazed window. Radiator.

Bedroom 3 11' x 8'7" (3.36m x 2.64m) Built-in double wardrobe with sliding doors. Double glazed window. Radiator.

Bedroom 4 10'11" x 8'7" (3.35m x 2.63m) Built-in double wardrobe with sliding doors. Double glazed window. Radiator.

Office 9'7" x 7'8" (2.93m x 2.34m) Built-in tall shelved cupboard. Telephone point. Double glazed window. Radiator.

Bathroom Bath with mixer tap and shower attachment, pedestal basin. Recessed shelving with mirror and shaver point over. Heated chromium towel rail with inset radiator. Double glazed window. Fully tiled walls.

Shower Room Glazed shower cubicle with Triton fitment, pedestal basin, close coupled wc. Corner shelving. Heated chromium towel warmer with inset radiator. Shaver point. Wall mirror. Double glazed window. Fully tiled walls. Vinyl flooring.

OUTSIDE

Double Garage 23'7" x 17'2" (7.19m x 5.23m) 2 electrically operated up and over doors. Inset stainless steel sink with cupboards under. Oil fired boiler. Wall cupboard. Work bench. Fitted cupboards and drawers. Light and power points.

Gravelled Drive and Parking Area Offering space for numerous vehicles.

Delightful Gardens Extending to Just Over One Acre Arranged primarily on two sides of the property as lawn and extensive woodland planted with a wide variety of mature trees, well stocked borders, south facing paved sun terrace. Shed. Greenhouse. To the front is a well kept lawn with herbaceous borders planted with a wide variety of shrubs including azaleas, heathers, bay, hydrangeas, etc.





Approximate total area⁽¹⁾

2306.18 ft²

214.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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