



Handford Way, Plummers Plain, Horsham, RH13 6PD

Offers Over £800,000 Freehold – Modern Method of Auction



Full description

A rare opportunity to acquire a secluded bungalow set within one acre of private gardens and woodland, in one of the area's most discreet and desirable settings.

Foresters sits at the end of a private lane off Hammerpond Road, shared with only a handful of individual homes. Its position offers remarkable peace and privacy, surrounded by mature trees and natural greenery, yet within easy reach of Handcross village, Horsham town and major transport links.

The property reflects the architectural style of its era, with wide picture windows, generous ceiling heights and a layout that captures both light and space - features that continue to define well designed single storey living today. The accommodation extends to around 2,265 square feet, thoughtfully improved and ideal for those seeking spacious, single level living.

The layout flows naturally around a central kitchen and dining area, opening to a large sitting room with feature fireplace and wide garden views. Glazed doors lead directly from the sitting room to the sun terrace, which enjoys a perfect south facing aspect.

A bright conservatory adjoins the main living area and also opens onto the terrace, providing a lovely space to enjoy the garden throughout the seasons.

The principal bedroom enjoys a double aspect with a beautiful garden outlook and its own en suite shower room.

There are four further bedrooms, one of which is currently arranged as a study with a wonderful open view across the grounds.

A separate bathroom and a second shower room serve the remaining bedrooms, offering flexibility for families or visiting guests.



The setting and proportions lend themselves to a variety of lifestyles.

For buyers seeking additional accommodation, there is scope to create an annexe or self contained suite for a family member or for assisted independent living, subject to the necessary consents.

Equally, the existing arrangement works beautifully as it stands, offering comfort, space and privacy within a rare countryside setting.

Alternatively, the property could be viewed as a remarkable opportunity for a bespoke project. With the scale of the plot and its discreet private setting, a buyer could explore planning consent to create their own contemporary home or 'Grand Design' while retaining the same exclusivity and natural surroundings that make this location so special.

The gardens extend to just over an acre, with sweeping lawns, mature shrubs and a woodland backdrop that ensures complete seclusion.

There is a detached greenhouse and garden store, along with an integral double garage and generous gravel driveway providing ample parking and turning space.

Handcross village is just two miles away with local shops, café and pubs, while Horsham's vibrant town centre is five miles to the south. The A23 provides fast connections to London, Gatwick and the south coast.

Distances

Handcross village – 2 miles
Horsham – 5 miles
Balcombe station – 5.7 miles (London Victoria in about 40 minutes)
Gatwick – 13 miles

Services

Mains electricity and water. Private drainage. Oil fired heating.

Council Tax Band G – Horsham District Council.

Auctioneer comments

For Sale by Modern Method of Auction – T&Cs apply, Subject to Reserve Price – Buyers Fees Apply

This property is for sale by Modern Method of Auction, allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, please inspect and consider the property carefully with your lender before bidding.



A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 including VAT.

This Fee is paid in addition to the purchase price and is considered within the calculations for Stamp Duty.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 including VAT. These services are optional.

Viewings to be carried out by the Marketing agent

Martin and Co - Horsham Branch
01403 248222
horsham@martinco.com







Approximate total area⁽¹⁾

210.1 m²
2265 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Martin & Co Horsham

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