

SUBSTANTIAL FAMILY HOUSE WITH SUPERB SOUTH DOWNS VIEWS

FALLBROOK, PLUMPTON LANE, PLUMPTON, LEWES, EAST SUSSEX, BN7 3AH

Reception hall • drawing room • dining room • snug • conservatory
• kitchen/breakfast room • utility room • cloakroom • master bedroom
with en suite shower room, dressing room and balcony • 5 further
bedrooms (one with shower) • study/bedroom 7 • bathroom shower
room • heated outdoor swimming pool • pool house • breeze house
WC • timber storage sheds • gardens • paddock & stream • EPC
rating E • about 4.3 acres

Description

Fallbrook is wonderful detached house, originally dating from the turn of the twentieth century; the property was significantly extended to create a generous and comfortable home which has been in the same family for almost forty years.

Whilst requiring some updating, Fallbrook has clearly been a much loved property which now offers an excellent opportunity for the next owners to put their own stamp on, with a substantial footprint of light and spacious accommodation arranged over two floors, set in a pleasing situation with delightful views and spacious grounds.

The floorplans offer an excellent overview of Fallbrook's layout, please do refer to them for the full extent of the accommodation.

Points of particular note include the reception hall, which forms the link between the original house and the newer, south western portion. It has a striking full height window behind the main staircase, framing the outstanding views across the gardens to the South Downs beyond, which are shared by all rooms sited along the southern elevation.

The drawing room is an excellent space for entertaining all year round with French doors to the terrace; the conservatory is ideal for summer months.

The kitchen, which lies across the hall from the dining room, has a good range of bespoke wooden wall hung and under counter units, with composite surfaces and integrated appliances including two separate electric ovens and a five ring gas-fired hob. The kitchen is open to the breakfast room, which leads to the snug. Both the breakfast room and the snug have fireplaces fitted with wood burning stoves. From the snug, double doors open to the conservatory.

The master bedroom suite has access to a private balcony, and comprises a dual aspect bedroom and an en suite shower room with a well-fitted dressing room beyond. There are five further bedrooms (one with a shower and loft storage) and a study/bedroom 7, all served by a bathroom and separate shower room.

Outside

Fallbrook is approached from Plumpton Lane via a five bar gate which opens to a brick paved drive and hardstanding ahead of the house, offering ample parking.

To the south and west of the house lie the gardens, which are open to the paddock, creating a wonderful sense of space with the Downs as a dramatic backdrop.







The heated outdoor swimming pool is enclosed by fencing, and has a raised deck for seating and a timber pool house for changing. There is a separate WC.

The gardens are mainly laid to lawn, with established shrubs and flowering bulbs planted. The paddocks stretch gently away from the house, with a stream running through. Within the grounds are two timber sheds and a breeze house.

In all, about 4.3 acres.

Situation

Fallbrook is situated in the South Downs National Park, on the northern outskirts of the village of Plumpton. Local shopping facilities can be found in Plumpton Green, including a village shop and several pubs. Lewes and the city of Brighton & Hove provide further extensive shopping, eating and cultural facilities.

The area is well served for sporting and recreational facilities with golf at Mid Sussex, Pyecombe and Lewes. The house is close to Plumpton racecourse, further racing is at Lingfield and Goodwood; there is sailing along the South Coast with marina facilities in Brighton and Newhaven. Brighton has a range of theatres and cinemas, and Glyndebourne has an internationally renowned Opera House.

There are many opportunities for walking and riding across the surrounding countryside.

Rail services: Plumpton station is about a mile to the north (London Bridge and London Victoria from 59 minutes, trains at least once an hour). Further services across the South East are available at Lewes and Haywards Heath.

By road, the A23 is to the west and connects to the M23 giving access to Gatwick Airport (about 20 miles) and junction 7 of the M25 (about 27 miles).

Schools: There are many highly regarded state and private schools in the local area, including Plumpton Primary School, Cumnor House School, Ardingly, Hurstpierpoint, Lancing and Brighton Colleges, Lewes Old Grammar School, Chailey School and Lewes Priory.

Directions: From the centre of Plumpton Green village, head south on Station Road over the railway line and past the main entrance to Plumpton Racecourse. Follow Plumpton Lane for about a mile from the railway line and the entrance to Fallbrook will be on the right hand side, just past Westcroft.

Services: Oil fired central heating. Bottled gas for pool and kitchen stove. Mains water and electricity. Private drainage.

Outgoings: Lewes District Council, 01273 471600. Council tax band G.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



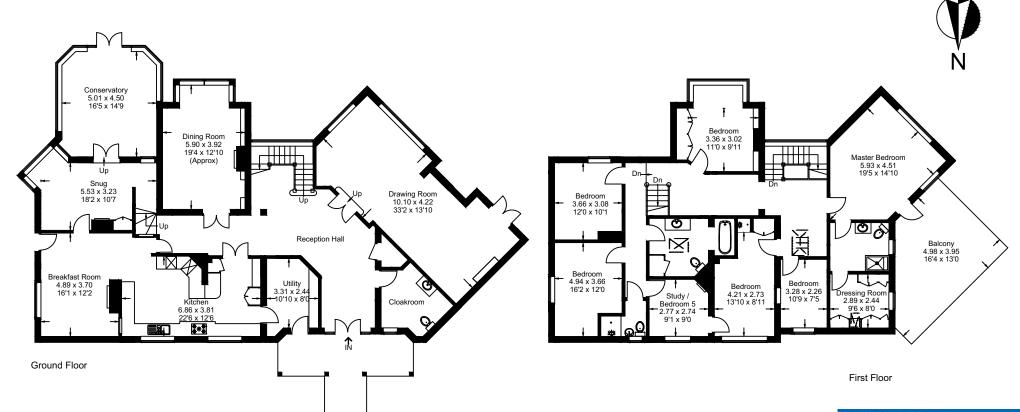




FLOORPLANS

Approximate Floor Area = 376.7 sq m / 4055 sq ft





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Energy Efficiency Rating

Very energy efficient - lower running costs

(82-100) A

(81-80) B

(93-80) B

(93-80) B

(93-80) F

(94-80) F

(95-80) F

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