



## Striking village home in mature grounds

Fiddlers Copse, Rickmans Lane, Plaistow, West Sussex, RH14 ONT

Freehold



7 bedrooms • 3 reception rooms • 3 acres of stunning grounds • village location • Garage and parking • Tennis court and heated swimming pool

### Location

Plaistow is a pretty West Sussex village and offers a junior school, playgroup, village shop, tennis court, cricket on the green, public house and church. A good range of shops and services for daily needs are available in nearby Cranleigh and Haslemere, which also offers a main line connection to London Waterloo from 49 minutes. More extensive shopping, leisure, and cultural amenities are available in Guildford.

The area is well served for schools, including Plaistow and Kirdford primary school, Cranleigh, Guildford Royal Grammar School, Charterhouse and Seaford College. Recreational opportunities include golf at Chiddingfold, racing at Goodwood, polo at Cowdray Park and sailing at Chichester Harbour. In addition, there is an abundance of footpaths and bridleways within easy reach.





**Description**

Upon entering the Grade II listed property the wide entrance hall leads through to an internal lobby with the double aspect drawing room to the right with a charming inglenook fireplace and traditional beams.

A further sitting room also has an inglenook fireplace and with a triple aspect is flooded with light. A secondary staircase rises to the first floor from this room. On the left of the main hall is an elegant dining room with parquet flooring and a double height stairwell around a glass atrium. There are doors onto the garden from this room and a door into the family kitchen, which measures nearly 30ft, and has double doors onto the garden. A rear lobby provides access to the garage and ancillary rooms including a boot room, gardeners WC and greenhouse.

A wonderful curved staircase opens out onto the first floor landing with the master bedroom suite immediately at the top of the stairs. The master bedroom overlooks the garden with a double aspect dressing room/bedroom leading to a bathroom. There are five further bedrooms on this level with another bathroom. One of these bedrooms was originally the third bathroom.

The lawned gardens surround the house on all sides and have been beautifully landscaped over years to give space for formal and informal enjoyment. A small ha-ha creates an elevation over the neighbouring fields and allows for a far reaching rural outlook.

The outdoor pool is surrounded by a small terrace and has gentle steps into the pool. There are many mature shrubs and plants within the well-stocked gardens and numerous trees. The tennis court is on the northern edge of the garden with a mature vegetable garden and access into neighbouring fields with a public footpath leading towards the village. Parking is offered on the carriage driveway and within the integrated garage.

**Tenure**

Freehold

**Viewing**

Strictly by appointment with Savills.



Photos taken in September 2017



**Fiddlers Copse, Rickmans Lane, Plaistow, West Sussex, RH14 ONT**  
Approximate Floor Area 453.6 sq m / 4882 sq ft (Including Garage / Storage)



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