



DIAL POST, HORSHAM

JACKSON-STOPS 

SANDS FARM
DIAL POST
HORSHAM
WEST SUSSEX
RH13 8NY

TOTAL GROSS AREA 5,259 SQ FT / 489 SQ M

A BEAUTIFUL, GRADE II LISTED FARMHOUSE WITH OUTBUILDINGS, ANNEX AND A COTTAGE ON 2.2 ACRES.



DISTANCES

HENFIELD 8.2 MILES
HORSHAM 8.9 MILES
KNEPP ESTATE 1.5 MILES
BRIGHTON 19.5 MILES
(ALL MILEAGES ARE
APPROXIMATE).

FEATURES

- Handsome Grade II listed family home
- Four reception rooms
- Four / Five bedrooms and two bathroom / shower rooms
- A detached two bedroom cottage and a one bedroom annex
- Garaging for 10 cars
- Stunning rural plot with beautiful gardens and swimming pool on circa 2.2 acres
- Additional 15.4 acres available under separate negotiation. Newly fenced and used for pasture.

PROPERTY INFORMATION

- Mains water and electricity and private drainage. Oil fired central heating.
- Local Authority: Horsham District Council
- House EPC Rating: E
- Cottage EPC Rating: D
- Annex EPC Rating: D
- Council Tax Band: G
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Sands Farm is a beautiful Grade II listed farmhouse, full of period detailing, under a Horsham stone roof. The property dates from circa 15th century with later additions, with brick and timber framed elevations. Internally there are exposed beams, handsome fireplaces and various other unique and highly attractive features, typical of the period.

There are three main reception rooms, including a beautiful formal drawing room with original feature inglenook fireplace with wood burning stove and a study nook. Off the drawing room is a formal dining room with vertical timbers and a terracotta floor and a charming family room with fireplace and a Scandinavian-style stove.

The kitchen is well-appointed with farmhouse style units, a butler sink and AGA and includes the original brick-built bread ovens. To one end of the kitchen is a utility room with access to the garden and a downstairs cloakroom completes the ground floor accommodation.

The first floor has two well-presented double bedrooms, a single bedroom and a dressing room/fourth bedroom. There is an additional bedroom on the second floor. The principal bedroom has an adjoining dressing room, there is a guest suite with ensuite shower room and a lovely family bathroom with a hand-painted freestanding marble bath and shower unit.

OUTSIDE

Sands Farm is located off a quiet and secluded bridleway, with the private driveway accessed via a sliding, five-bar electric gate, leading to a large parking/turning area and two garage blocks.

There is a lovely detached two bedroom cottage, two garage blocks offering flexible parking for 10 vehicles and a one bed annex attached to one of the garage blocks.

The gardens, which surround the house are a particular feature of the property, and include generous sweeps of lawn, herbaceous and perennial borders and terraces and patios for outside dining and entertaining. The swimming pool has a lovely sun-drenched paved terrace with views across the surrounding fields all set on circa 2.2 acres.

There are additional fields and land of circa 15.4 acres, available under separate negotiation. Please ask the agent.





LOCATION

The property sits in a peaceful and picturesque rural location, just outside the village of Dial Post and eight miles south of the sought-after town of Horsham.

Horsham is a thriving market town with two major supermarkets, The Causeway and Carfax town centre which has a twice weekly market, a variety of shops and many bars and fine restaurants. Horsham Sports Club offers access to the Downs Link, a former railway line which provides extensive walking and cycling, walking access to Denne Hill, River Arun and the beautiful surrounding Sussex countryside. Horsham mainline station, with fast commuter links to London, Crawley and Gatwick is just over 3 miles to the north, whilst the A24 lies to the west providing easy access to the south and the motorway networks.

There is an excellent selection of schools including St Mary's, St John's, Arunside, Tanbridge, The Forest, Collyer's, Handcross Park, Christ Hospital, Millais Girls School and Farlington.

Worldwide renowned Glyndebourne Opera House, Goodwood Estate, Brighton Festival and Ardingly showground are all within reach. The local footpaths provide a vast network of stunning walks, many leading towards the beautiful South Downs National Park.

There are numerous excellent golf courses nearby including Royal Ashdown, Slinfold Golf and Country Club, Horsham Golf and East Sussex National, as well as reservoirs for water sports.

DIRECTIONS

What3Words: definite.conceals.shook

LOCAL AUTHORITY

Horsham District Council





PROPERTY INFORMATION:

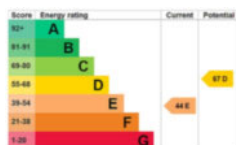
Viewing: Strictly only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us before you travel to view the property.

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Main House = 232.0 sq m / 2501 sq ft
Garages & Store = 136.0 sq m / 1463 sq ft
Outbuildings = 12.0 sq m / 132 sq ft
Annexe = 56.0 sq m / 605 sq ft
Cottage = 52.0 sq m / 558 sq ft
Total = 489.0 sq m / 5259 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312145)



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

RECYCLABLE

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