












# Copsale Farm

Copsale Road, Horsham, West Sussex



# A stunning farm with a delightful period farmhouse, stabling, barns and extensive grounds

A magnificent farmhouse with extensive characterful accommodation and far-reaching grounds, set in a peaceful and highly sought-after rural position less than five miles from Horsham. The farmhouse has Grade II listed status and features a wealth of charming details, while the outbuildings and grounds include an annexe, barns, stabling and various fields and paddocks for equine training and exercise.

	<b>5 RECEPTION ROOMS</b>		<b>7 BEDROOMS</b>		<b>6 BATHROOMS</b>
	<b>GARAGING</b>		<b>13.8 ACRES</b>		<b>FREEHOLD</b>
	<b>RURAL</b>		<b>4,705 SQ FT</b>		<b>GUIDE PRICE £3,750,000</b>



## The property

Copsale Farm is a charming farm, with a splendid Grade II Listed farmhouse thought to date from the 14th century with 16th century additions. The timber-framed farmhouse features exposed timber beams and original fireplace, alongside attractive modern fittings and styling. The ground floor features four reception rooms and the open-plan kitchen, dining area and sitting area, which is ideal for entertaining. This splendid social space has tiled flooring and two sets of French doors opening onto the garden, as well as a kitchen fitted with farmhouse-style units, a central island, an Aga and integrated appliances.

Further reception rooms include the drawing room with its flagstone flooring and handsome inglenook fireplace, and the formal dining room with its splendid brick-built fireplace and original bread oven. There is also a dual aspect reception room and an adjoining family room, which opens onto the rear garden via two sets of French doors.

The first floor has five well-presented double bedrooms, accessed via two separate staircases. The stunning, spacious principal bedroom has its own dressing room, a Juliet balcony, a dressing room and an en suite bathroom with dual washbasins, a bathtub and a separate shower, while three further first-floor bedrooms are also en suite. A further double bedroom with an en suite shower room can be found on the second floor. The separate annexe provides useful further accommodation, including a fully equipped kitchen, a shower room and one bedroom/sitting area.

































## Outside

The farm is set in a peaceful position in the hamlet of Copsale, surrounded by stunning rolling countryside. The driveway provides access to the house and outbuildings, as well as plenty of parking space, both outside and in the detached carport. Outbuildings include two open-sided barns, a stabling block, a workshop, a greenhouse and two further barns, one of which has a stable and a gym with an indoor exercise pool. The garden features beautiful rolling lawns, patio areas and an outdoor heated swimming pool with a sun terrace, as well as various mature trees, established shrubs and border hedgerows. Beyond the garden, the wider grounds offer grassy fields and paddocks, plus an all-weather paddock for training horses. The Downs Link which provides miles of walking, riding and cycling is adjacent to the property.

## Location

The property is situated in a highly sought-after location in the hamlet of Copsale, close to the village of Southwater. The historic market town of Horsham is approximately 4.5 miles distant and offers a

comprehensive range of facilities including John Lewis at Home, Swan Walk shopping centre, The Carfax, with its cobbled streets and varied Restaurant quarter; Horsham Park and Pavilions Leisure Centre, and Horsham Sports Club as well as mainline train services to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). Southwater offers a local selection of shops, leisure centre, two primary schools, doctor's surgery, library and a church. The A24 provides easy access to London, Gatwick Airport, the south coast and M25 Motorway Network.



## Distances

- Southwater 3.2 miles
- Horsham 4.4 miles
- Billingshurst 7.7 miles
- Haywards Heath 11.5 miles
- Crawley 12.0 miles

## Nearby Stations

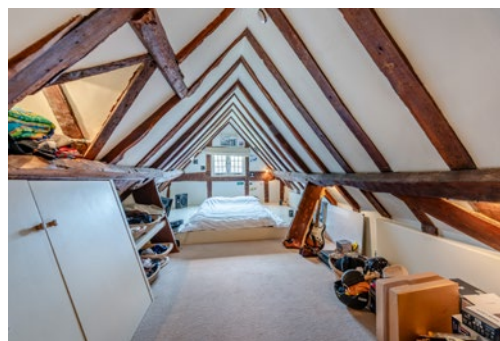
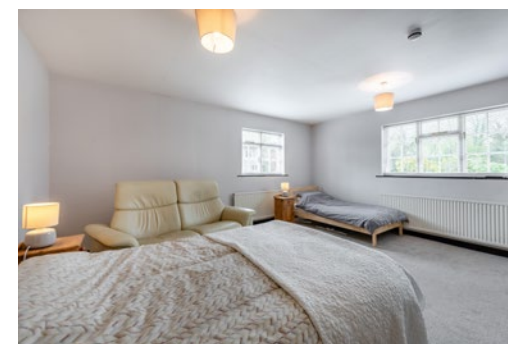
- Horsham

## Key Locations

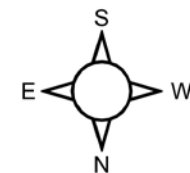
- Downs Link
- High Weald National Landscape
- South Downs National Park
- Surrey Hills
- Knepp Castle
- Nymans
- South Lodge
- Leonardslee Gardens

## Nearby Schools

- Farlington
- Tanbridge House
- Cottesmore
- Christ's Hospital
- Millais







The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8644984/DWL





## Floorplans

Main House internal area 4,705 sq ft (437 sq m)  
 Carport internal area 511 sq ft (47 sq m)  
 Outbuildings internal area 618 sq ft (58 sq m)  
 Annexe internal area 487 sq ft (45 sq m)  
 Garden Office internal area 391 sq ft (36 sq m)  
 Covered Sitting Area internal area 94 sq ft (9 sq m)  
 Stables internal area 1,216 sq ft (113 sq m)  
 Barn internal area 3,534 sq ft (328 sq m)  
 Balcony external area = 2976 sq ft (276 sq m)  
 Total internal area 11,556 sq ft (1,074 sq m)  
 For identification purposes only.

## Directions

RH13 6QU

///what3words///friday.sparrows.massing

## General

**Local Authority:** Horsham District Council  
 tel: 01403 215100

**Services:** Mains water, electricity, oil fired heating, under floor heating in some areas and private drainage Klargester (compliant with current regulations).

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** Copesale Farm E, Annex E, Farm office D

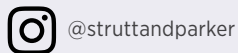
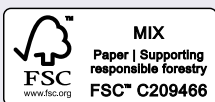
## Guildford

215-217 High Street, Guildford, GU1 3BJ

**01483 306565**

[guildford@struttandparker.com](mailto:guildford@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,  
 including Prime Central London

For the finer things in property.

