












Sands Farm

Dial Post, Horsham, West Sussex

A magnificent farmhouse with a wealth of period charm, extensive garaging and two annexes, set in 17.6 acres

A charming period farmhouse with a wealth of beautiful original details, set in an idyllic rural setting close to the small village of Dial Post. The property also offers several outbuildings, including additional accommodation, all set within delightful, extensive gardens and grounds which back onto open countryside

 4 RECEPTION ROOMS	 HOUSE 4 COTTAGE 2 ANNEXE 1	 HOUSE 2 COTTAGE 1 ANNEXE 1
 GARAGING FOR 9/10 CARS	 17.6 ACRES	 FREEHOLD
 RURAL	 3,664 SQ FT	 GUIDE PRICE £2,295,000

The property

Sands Farm is a picturesque Grade II Listed farmhouse with delightful, charming period detailing, thought to date from the 17th century or earlier. It features elevations of timber framing and red brick, while inside there are exposed beams, handsome fireplaces and various other unique and highly attractive original features.

There are three main reception rooms on the ground floor, including the drawing room with its wooden flooring, heavy timber beams overhead and impressive brick-built inglenook fireplace, which is fitted with a modern log burner, as well as a study nook. Adjoining the drawing room, the formal dining room has ceiling and vertical timbers and terracotta floor tiles, while the comfortable family room offers further space in which to relax, with its handsome fireplace and Scandinavian-style stove. Additionally, the ground floor has a well-equipped kitchen with farmhouse-style units, a split butler sink and an Aga, as well as original brick-built bread ovens. The adjoining utility room provides useful space for further home storage and appliances.

The first floor has two well-presented double bedrooms, a single bedroom and a dressing room which could be used as a further bedroom. The fourth bedroom is found on the second floor, among the eaves. The principal bedroom is a generous size and has an adjoining dressing room and there is an oak semi-spiral staircase rising from the family room to the study area. A frosted glass sliding door leads to the guest bathroom with a further door leading to the large guest bedroom with vaulted ceiling. The first floor also has a family bathroom with a freestanding, marble painted bathtub and a separate shower unit.

Additional attractive accommodation is available in the cottage, which adjoins the garaging block. There is an open-plan sitting room, kitchenette and dining area, as well as one bedroom and a shower room on the ground level, plus a further bedroom on the first floor. The annexe, attached to the second garaging block, offers further living space including a sitting room or bedroom on the ground floor, a shower room and an additional first-floor double bedroom with access to loft storage space.









Outside

The farmhouse is located off a quiet and secluded lane, with the private driveway accessed via a pair of electrically operated 5 bar gates, leading to outside parking areas as well as the two detached garaging blocks. The gardens surrounding the farmhouse feature rolling lawns, established border hedgerows and various mature trees, as well as patio areas and an outdoor swimming pool surrounded by a paved sun terrace. The grounds also include open grassy meadows, fields and paddocks, which are ideal for grazing livestock. The lane is also a bridleway giving access to miles of local riding, walking and cycling. In all the plot extends to 17.6 acres.

Location

The property sits in a peaceful and picturesque rural location, just outside the village of Dial Post and eight miles south of sought-after Horsham. Nearby Ashington provides various everyday amenities including a local shop, a pub and a community centre, while Southwater offers access to various further facilities. The historic market town of Horsham, eight miles to the north, provides a more comprehensive

range of facilities, including Swan Walk shopping centre, The Carfax with its cobbled streets and varied restaurant quarter, Horsham Park and Pavilions Leisure Centre, Horsham Sports Club, an arts centre with cinema and theatre, plus a mainline railway station which provides links to London Bridge and London Victoria. There are excellent road connections to Guildford, Brighton, Gatwick Airport, and the M25 Motorway Network, and the area is well served with excellent schools in both the state and private sector, notably Farlington, Christ's Hospital, The Weald, Pennthorpe, Handcross Park and Seaford College.



Distances

- Ashington 2.7 miles
- Southwater 5.5 miles
- Storrington 6.5 miles
- Horsham 8.0 miles
- Worthing 12 miles

Nearby Stations

- Billingshurst
- Christ's Hospital
- Pulborough
- Horsham

Key Locations

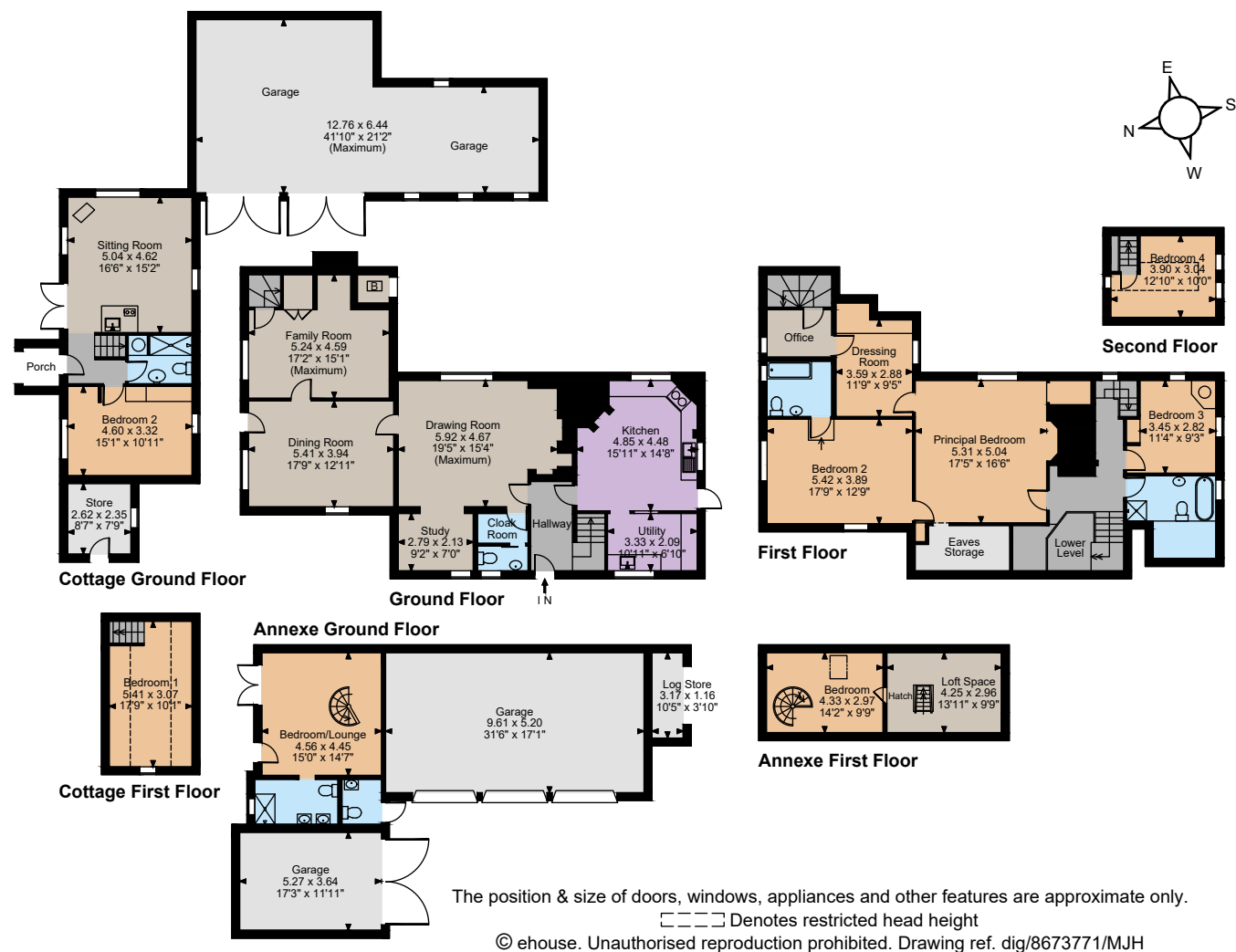
- Leonardslee Lakes and Gardens
- Amberley Castle
- Knepp Wilding and Kitchen
- South Lodge

Nearby Schools

- Farlington
- Pennthorpe
- Christ's Hospital
- Handcross Park
- Hurstpierpoint College
- Seaford College







Floorplans

Main House internal area 2,501 sq ft (232 sq m)
 Garages internal area 1,463 sq ft (136 sq m)
 Outbuildings internal area 132 sq ft (12 sq m)
 Cottage internal area 605 sq ft (56 sq m)
 Annexe internal area 558 sq ft (52 sq m)
 Total internal area 5,259 sq ft (489 sq m)
 For identification purposes only.

Directions

RH13 8NY

what3words: ///painters.abandons.general

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Main electricity, water and oil fired central heating. Private drainage which may not be compliant to current regulations. Further information is being sought.

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

Council Tax: Band G

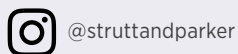
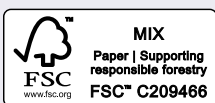
EPC Rating: Main House E, Cottage D, Annex D

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com
struttandparker.com



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

For the finer things in property.



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 December 2025. Particulars prepared December 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited