



# Old House Farm

High Bar Lane, Thakeham, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A handsome country residence set in landscaped grounds of 2 acres with extensive outbuilding provision

Old House Farm is situated on the fringes of Thakeham village and provides a generously-proportioned and versatile living environment. For equestrian-enthusiasts there is a stable yard with four stalls, a tack-room and a manège, whilst the garage is adjoined by outdoor storage areas which incorporate a workshop.



**7 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGING**



**2 ACRES**



**FREEHOLD**



**VILLAGE**



**4,667 SQ FT**



**GUIDE PRICE  
£2,150,000**



### The property

With an imposing façade featuring stone and decorative brick elevations, exposed timber framing and naturalistic weatherboarding, Old House Farm is a compelling property with the substantial accommodation on offer showcasing a wealth of period character and charm. There is a pleasing symmetry to the architecture at the frontage, with a central porch at the entrance, beyond which is a splendid reception hall with beautiful parquet flooring. Ground floor rooms are numerous and comprise a drawing room with a decorative fireplace; a fine, formal dining room perfect for hosting guests; a relaxed sitting room with heritage fireplace; a cosy snug with double doors to a bright conservatory featuring monochrome tiles; a games room, and a study with fitted furniture. At the heart of the home, a farmhouse-style kitchen, with flagstone flooring, is centred around an Aga, with high quality, contemporary, pastel-toned cabinetry and stone work surfaces.

A central staircase rises to the first floor landing where step-level changes create interest and skylight windows allow natural light to flood inside. There are five bedrooms on the upper level where elevated vistas over the grounds can be enjoyed. Three of the rooms benefit from en suite facilities and a spacious family bathroom completes the accommodation provided by this elegant, semi-rural residence.





















## Outside

A timber five-bar gate marks the entry point with a length of driveway flanked by trees extending to the front of the home and giving access to the various outbuildings. The garden and grounds at Old Farm House are particularly noteworthy being well-maintained and landscaped, creating a park-land style outdoor sanctuary with a sense of seclusion and tranquillity away from everyday bustle. Touches of formality are combined with naturalistic settings, with garden features including swathes of lawn, attractively planted beds, stretches of clipped evergreen hedging, a fish pond and several majestic mature trees. A paved terrace with a sunny, south-easterly aspect, adjoins the house offering opportunities for outdoor dining, entertaining and relaxation. The brick paved courtyard has an L shaped timber clad building with clay tiled roof, divided into a double garage and a further 3 shed/store areas, one of which has a workshop with fitted work bench. The equestrian facilities include a yard with 4 stables and a fenced manège.

## Location

Thakeham is a well-regarded West Sussex village with amenities including local shops, the White Lion public house, football and cricket clubs and a village hall which hosts clubs and events. Nearby Storrington provides a Waitrose supermarket, coffee shops, several independent shops and a HSBC bank, along with a medical centre and sports clubs. With the glorious landscape of the South Downs National Park being easily accessible, the location is ideal for walking, riding and cycling-enthusiasts. Thakeham is well-connected by road with the A283 providing direct access to the A24 which links to the wider road network. The town of Pulborough is within easy reach with regular train services into London and to south coast towns, whilst Worthing and Horsham are accessible for further retail, leisure and cultural offerings. In addition to the numerous opportunities for water sports and sailing on the south coast, there are several local golf courses, horse-racing and motorsports at Goodwood and polo at Cowdray Park. There is a wide selection of reputable schooling in both the state and independent sectors in the vicinity.



## Distances

- Storrington 2.5 miles
- Pulborough 5 miles
- Billingshurst 6.2 miles
- Worthing 10.6 miles
- Horsham 11.4 miles
- Haywards Heath 20 miles
- London Gatwick Airport 26 miles

## Nearby Stations

- Pulborough railway station
- Billingshurst railway station

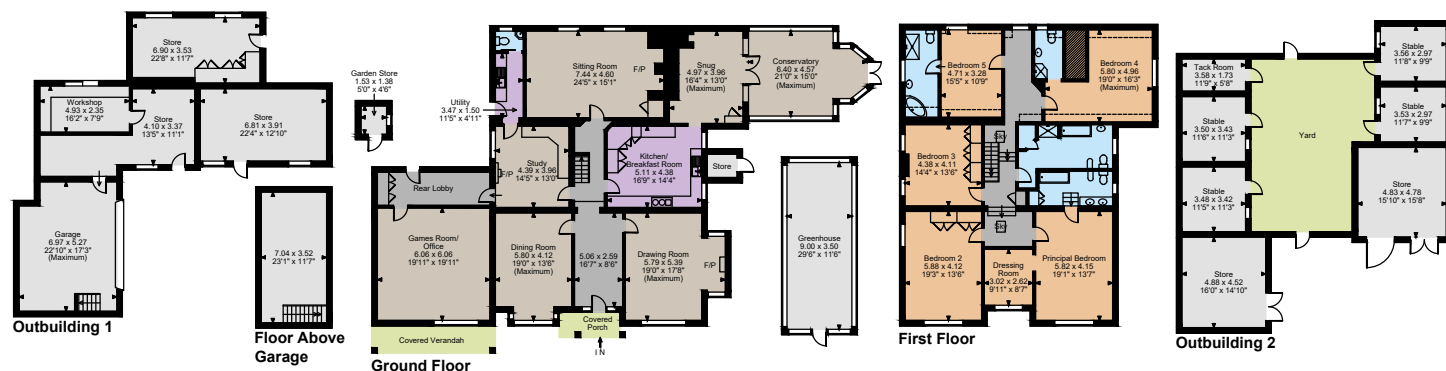
## Key Locations

- RSPB Pulborough Brooks
- Knepp Castle
- Wakehurst Country Estate
- Devil's Dyke
- Steyning Mountain Bike Trails
- Warnham Local Nature Reserve
- South Downs National Park

## Nearby Schools

- Thakeham Primary School
- West Chiltington Community Primary School
- Ashington CofE Primary School
- Steyning Grammar School
- Seaford College
- Great Ballard School
- Pennthorpe Preparatory School
- Windlesham House School





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

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 4,667 sq ft (434 sq m)

Garage internal area 632 sq ft (59 sq m)

Outbuilding internal area 2,125 sq ft (197 sq m)

Greenhouse internal area 339 sq ft (32 sq m)

Total internal area 7,763 sq ft (721 sq m)

For identification purposes only.

## Directions

RH20 3EH

///What3words: floating.rust.partly - brings you to the driveway

## General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains water, gas, electricity and private drainage (compliant with current regulations)

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

Council Tax: Band D

EPC Rating: D

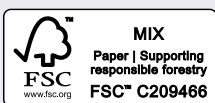
## Guildford

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