



Oakwood Farm, Hooklands Lane, Shipley, Horsham

West Sussex

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Oakwood Farm

Hooklands Lane, Shipley, Horsham, West Sussex RH13 8PY

A handsome and historic Grade II listed rural house and annexe in mature grounds with circa 9.25 acres

Ashington 2.3 miles, Shipley 3.6 miles, Horsham Station 10.7 miles (London Victoria 71 mins), Worthing 11.4 miles, M23 (J11) 20 miles, London Gatwick Airport 27.1 miles

Entrance hall | Reception hall | Sitting room
Library | Drawing room | Living room | Study
Kitchen/breakfast room | Dining room | Utility with WC | Cellar | Cloakroom
Principal bedroom with en suite shower room
3 Bedrooms with en suite bathrooms
2 Additional bedrooms with Jack and Jill en suite bathroom | 1 Further bedroom | Family bathroom | Reading room | Nursery/dressing room | Store room | Garden | Approx 9.25 acres
4 Car garage | Tennis court | Bin store | Potting shed | Self contained annexe
EPC Rating E

The property

Oakwood Farm is a characterful late 17th to early 18th-century detached family home offering around 6,000 sq. ft. of flexible accommodation, including a ground floor self-contained annexe. It was originally part of the Bentons Estate and sits within 9 acres complete with established formal gardens. The entrance hall opens into to a reception hall with rich oak flooring, corresponding oak-framed windows, and a cloakroom. From here, the formal dining room enjoys French doors to the south-facing part walled garden. Further is a dual-aspect sitting room, and a lofty study with sash windows, both with fireplaces,

fitted furniture and log-burning stoves. The high-ceilinged kitchen/breakfast room with its exposed timbers features a range of handmade wooden cabinetry, an Aga and access to the pretty courtyard. From here are steps to the wine cellar, whilst a rear lobby leads to a well-appointed utility with butler sink and WC. From the reception the space flows into a library with a wealth of bespoke fitted cabinetry and shelving, onto the impressive vaulted drawing room with brick fireplace and French doors to the garden. The library opens to the well-presented annexe, with a living and dining space, bathroom, kitchenette and bedroom, woodburning stove and two sets of French doors to the garden.

The first floor offers a nursery/dressing room with extensive built-in storage, a family bathroom, three pleasing bedrooms, two of which enjoy their own en suite bathrooms. Three further well-proportioned bedrooms reside on the second floor, with a pair of Jack and Jill bathrooms and a peaceful reading area.

Outside

The property is approached via a sweeping gravelled driveway flanked by a wildflower meadow and specimen trees, opening to a large forecourt with a four-car garage. The considered landscaped and divided formal grounds surrounding the home feature manicured lawns, fine established trees, topiary, hedging, a pond and fragrant and colourful roses, wisteria and lavender. There is a small courtyard, terrace, an orchard, woodland and hard tennis court and scenic views to adjoining pastureland.

Location

The property resides in a rural yet convenient location, near the renowned Knepp Castle estate, with the nearby villages of Shipley and Ashington providing a range of local shopping and leisure facilities. The bustling market town of Horsham is within easy reach and offers an even more extensive range of amenities, including a mainline train station with regular links to London Victoria, the Swan Walk shopping centre, various public houses.











Shipley, West Sussex, RH13



Approximate Gross Internal Area = 556.7 sq m / 5992 sq ft
Garage = 64.9 sq m / 698 sq ft
Total = 621.6 sq m / 6690 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2020.(ID639614)

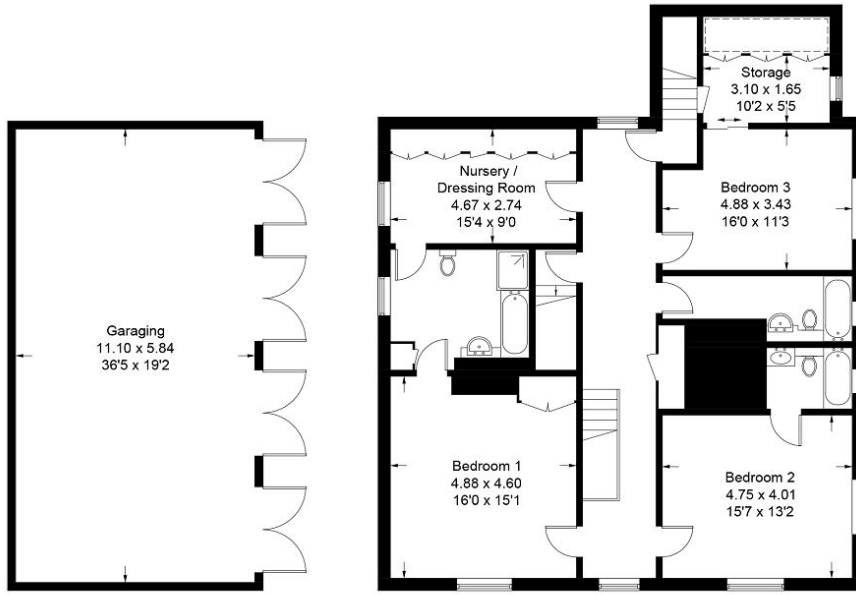


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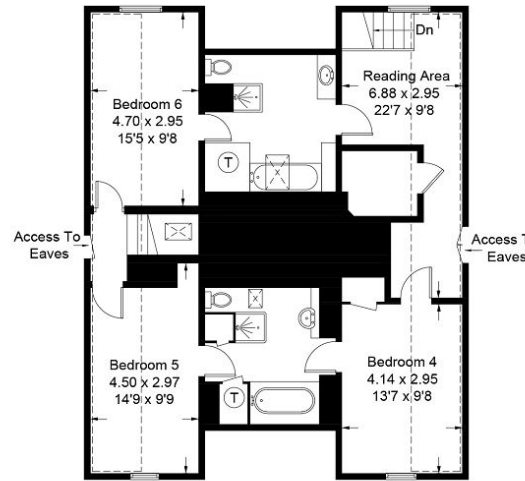
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= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

(Not Shown In Actual Location / Orientation)

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Location (cont.)

The Capitol Theatre, a John Lewis and Waitrose supermarket. The popular cobbled Carfax contains a myriad of cafés and restaurants. The A24 Bypass and M23 provide road links to the south coast, London Gatwick Airport and further afield. Notable nearby schools include Windlesham House, Christ's Hospital, Farlington and Pennthorpe.

Directions

From Horsham head South on the A24 for around 8.3 miles to Ashington. Take the third exits at the following two roundabouts and proceed along the B2133 for 0.4 miles before turning right onto Spear Hill and continuing onto Hooklands Lane. After 1.2 miles, the property will be on the right.

General

Local Authority: Horsham District Council
 tel: 01403 215100
Services: Mains water, electricity and Private drainage which may not be compliant to current regulations. Further information is being sought. Oil fired central heating.
Council Tax: The property is in Tax Band G
Tenure: Freehold
Guide Price: £2,450,000

Horsham

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