

Oaklands Farm, Hooklands Lane, Horsham
West Sussex



Strutt
& Parker

Land and property. Since 1885.



4,171 sq ft (388 sq m) | Freehold
3 reception rooms | 5 bedrooms
3 bathrooms | Outbuilding
16.58 acres | Rural

Guide price £3,600,000



A substantial and characterful country home set within extensive grounds, featuring comprehensive equestrian facilities and versatile outbuildings, situated in a sought-after rural position on the edge of the Knepp Castle Estate.

Property

Oaklands Farm is an impressive period residence offering over 7,000 sq ft of property, including a substantial main house and a versatile range of outbuildings. Situated along a peaceful lane, it combines traditional charm with generous proportions, set against a backdrop of beautiful Sussex countryside.

The interior is defined by elegant reception spaces and high ceilings. A grand reception hall, lined with bespoke library shelving, leads to the principal living areas, including a sophisticated drawing room and a more intimate sitting room, both featuring fireplaces and large box bay windows framing views of the gardens. The expansive kitchen and breakfast room forms the social heart of the home, fitted with a central island, integrated appliances, a bright bay window with window seat, and double glazed doors opening to the garden. A formal double-aspect dining room and a practical utility room complete the ground-floor accommodation.

On the first floor, the principal bedroom suite provides a private retreat, featuring a large en suite bathroom, dressing room and French doors opening onto a balcony with far-reaching views over the estate. Four further well-appointed bedrooms are arranged on this level, served by two modern bathrooms.

Outside

Approached via a private long, tree-lined driveway, the house is set within extensive grounds combining formal gardens and more functional outdoor space. Manicured lawns and well-stocked borders surround the property, while a generous terrace provides an ideal setting for outdoor dining and entertaining. The gardens are currently open as part of the National Garden Scheme and having been designed by Nigel Philips in 2010 to enhance the existing diverse planting.

The land is well suited to equestrian or smallholding use, with a substantial weatherboarded and tiled Sussex barn, stables, tack room and a large pole barn. To one side of the Sussex barn is a brick, tile and part stone roofed converted former Byre creating a useful home office overlooking the rear fields, with wood burning stove, electric heaters and part vaulted roof.

Further features include a tennis court and a productive kitchen garden with greenhouse.

In all the grounds extend to 16.58 acres (6.71 Ha)







Location

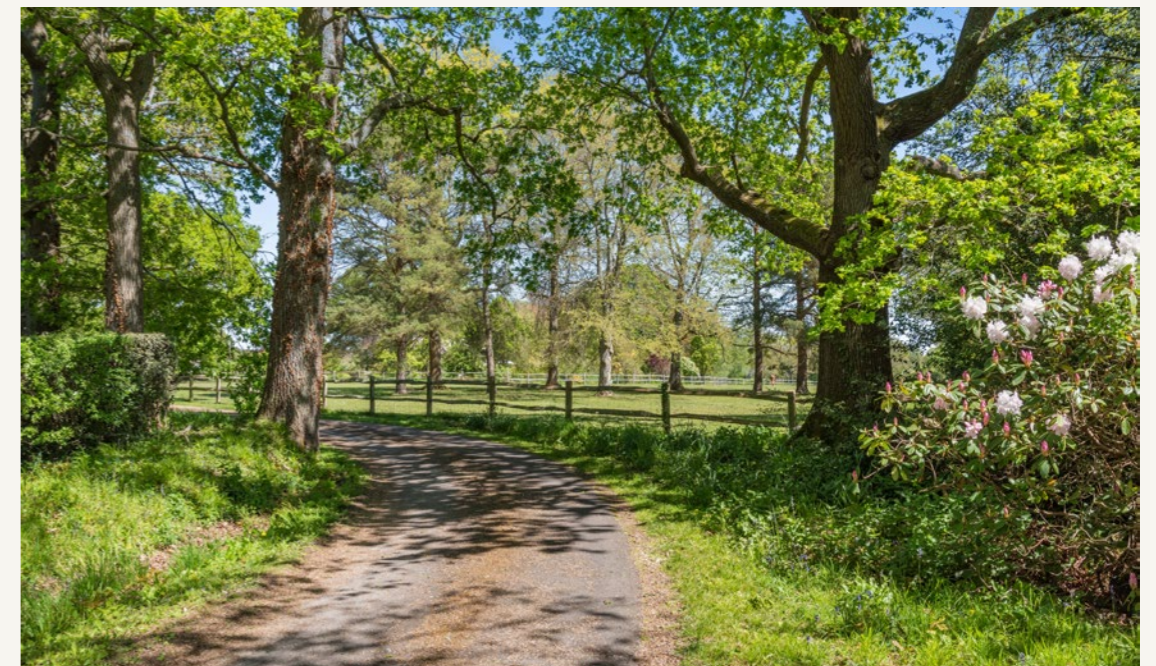
The property is situated along the sought-after Hooklands Lane, set within attractive West Sussex countryside on the rural fringes of Horsham. It enjoys a peaceful setting surrounded by farmland and woodland, sitting on the edge of the Knepp Castle Estate with its miles of footpaths, while remaining conveniently accessible to the market town of Horsham, which offers a comprehensive range of shopping, dining and leisure amenities, including a mainline railway station. The surrounding countryside is ideal for outdoor pursuits, with easy access to the South Downs National Park and an extensive network of footpaths and bridleways. Well-regarded independent schools in the vicinity include Christ's Hospital, Farlington, Pennthorpe and Windlesham House School.

Communications are excellent, with the A24 and A23 providing links to the M23 and M25 motorway network, as well as Gatwick Airport and the wider South East. Rail services from Horsham offer regular connections to London Victoria and London Bridge in approximately 55-60 minutes, making the property well suited to commuters seeking a rural lifestyle.

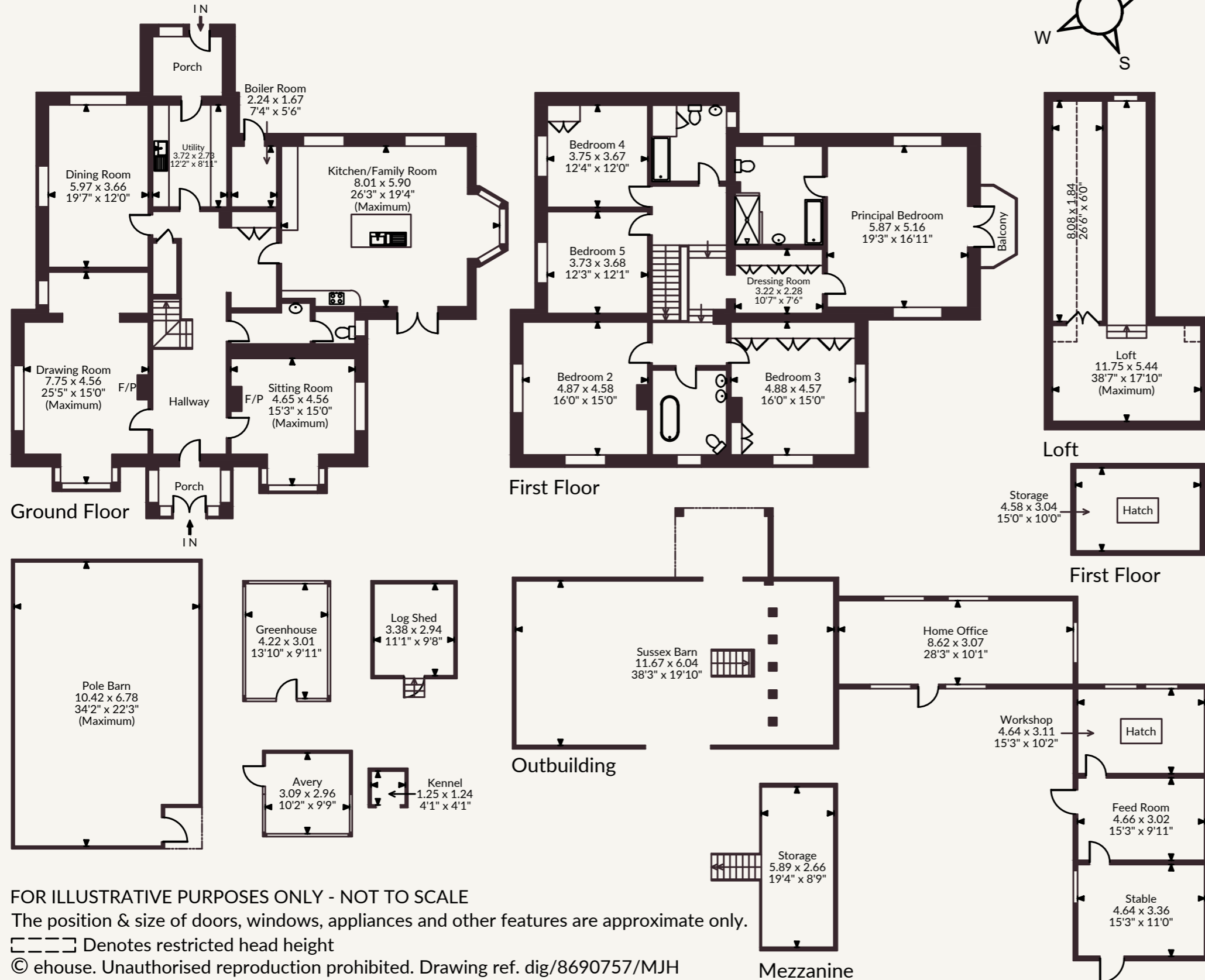
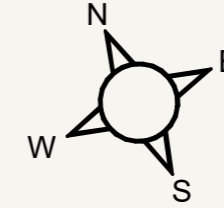
Postcode region: RH13

General

Local Authority: Horsham District Council
Planning consent for the Sussex Barn DC/12/0035 (lapsed) for conversion of the barn to two storey ancillary accommodation.
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority .
A public footpath passes through the farm.
Services: Mains water, electricity, oil fired central heating. Private drainage which may not be compliant to current regulations.
Further information is being sought
Council Tax: Band G
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Oaklands Farm, Hooklands Lane, Horsham
 Main House internal area 4,171 sq ft (388 sq m)
 Outbuildings internal area 2,960 sq ft (275 sq m)
 Balcony external area = 38 sq ft (4 sq m)
 Total internal area 7,131 sq ft (663 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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