



Sparr Farm  
Skiff Lane, Wisborough Green, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A fine Grade II Listed farmhouse with pool, annexes, equestrian facilities and outbuildings, set in 80 acres

A handsome timber-framed family home offering generously-proportioned accommodation, sensitively combining quality fixtures and fittings with a wealth of period features. The property benefits from self-contained and detached annexes together with equestrian facilities including stabling and a manège. It is located on the fringes of a sought-after village, near to local amenities



**7 RECEPTION ROOMS**



**10 BEDROOMS**



**7 BATHROOMS**



**TRIPLE GARAGE**



**80 ACRES**



**FREEHOLD**



**RURAL**



**6,858 SQ FT**



**GUIDE PRICE  
£3,850,000**



### The property

Dating from the 11th - 15th century, Sparr Farm is a timber-framed, part tile-hung family home offering 5,757 sq ft of light-filled flexible accommodation arranged predominantly over two floors. Configured to provide a characterful and practical living and entertaining environment maximising the stunning views over its acreage, the property sensitively combines modern amenities with period features including leaded casement glazing, exposed wall and ceiling beams and some original fireplaces. The accommodation flows from a welcoming reception hall with useful storage and a cloakroom. It comprises drawing/sitting and family/sitting rooms, both with doors to a side hall with garden access, and a dining room, all three with feature fireplaces. The ground floor accommodation is completed by a kitchen/breakfast room with a range of wall and base units, a large central island with breakfast bar, an Aga, modern integrated appliances, a feature fireplace and French doors to the rear aspect.

On the first floor the property provides a principal bedroom with dressing room and en suite shower room, an additional bedroom with walk-in wardrobe and en suite bathroom, five further bedrooms, one with en suite shower room, and a family bathroom with sink, freestanding bath and separate shower. The second floor houses two vaulted loft rooms, suitable for numerous uses.

A door from the kitchen/breakfast room opens to a further hall with walk-in pantry and second cloakroom. It opens to the hall of a self-contained annexe, briefly providing a sitting room, inter-connecting conservatory with French doors to the garden, further reception room with garden/self-contained access, a fitted kitchen and a bedroom with an en suite bathroom.









## Outside

The property is approached over a sweeping driveway leading to private parking and a detached outbuilding with a triple garage and three stables. A detached 17th century, Grade II listed barn neighbouring the main house provides a vaulted double-height sitting/dining room with galleried landing over, a fitted kitchen with breakfast bar, a ground floor bedroom with adjacent bathroom and a vaulted first floor bedroom with en suite shower room fully renovated in 2021. The formal garden surrounding the property is laid mainly to lawn and features a swimming pool with pool building and numerous terraces, all ideal for entertaining and al fresco dining. Further outbuildings include two additional stable blocks with seven loose boxes and stores, an all-weather manège, horse walker, open-sided hay barn and double-height hanger with mezzanine, workshop and open-sided store.

## Location

Arranged around a cricket green, the quintessential West Sussex village of Wisborough Green has a church, shop, Post Office, primary school and two pubs. More comprehensive shopping facilities are

available in the nearby villages of Billingshurst, Plaistow and Petworth. More extensive amenities are available in nearby towns including Horsham, Haslemere, Godalming and Crawley. Local sporting facilities include racing at Goodwood and Fontwell, polo at Cowdray and sailing off the south coast at Chichester, together with several golf courses. Transportation links are excellent: the A272, A23 and A24 link to major regional centres, the south coast and the motorway network, and Billingshurst station offers regular services to London in just over an hour.



## Distances

- Billingshurst 4 miles
- Petworth 7 miles
- Horsham 10 miles
- Haslemere 14 miles
- Godalming 18 miles
- Crawley 20 miles

## Nearby Stations

- Billingshurst
- Pulborough

## Key Locations

- Knepp Wildland Safaris
- Slinfold Golf & Country Club
- Warnham Local Nature Reserve
- RSPB Pulborough Brooks
- Hickstead
- South Downs National Park

## Nearby Schools

- The Weald School
- Pennthorpe
- Christ's Hospital
- Farlington
- Seaford College

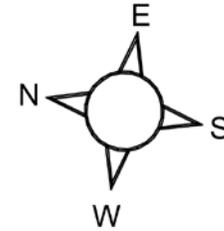








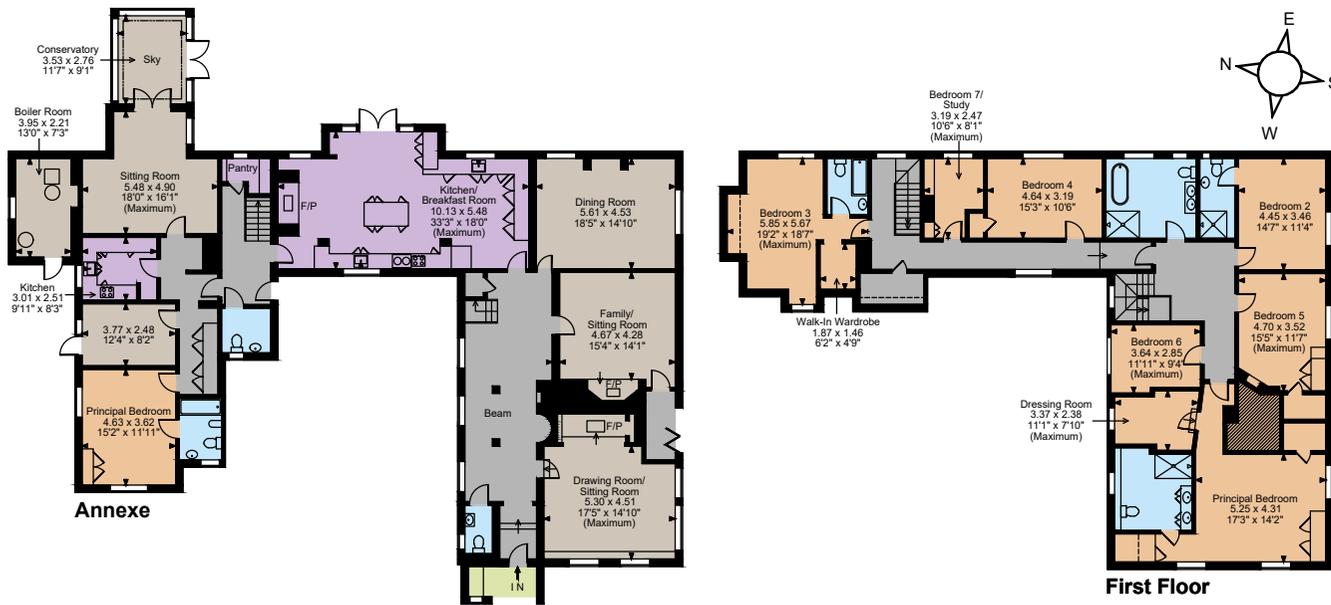




The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

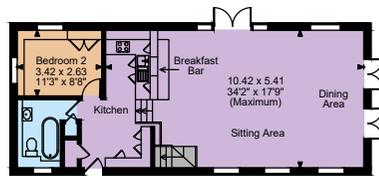
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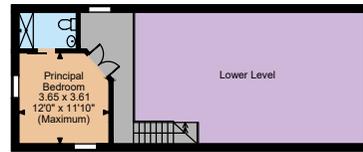
Annexe

Ground Floor

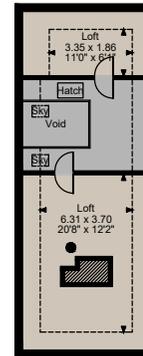
First Floor



Barn Ground Floor



Barn First Floor



Second Floor

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□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 4,713 sq ft (438 sq m)  
 Barn internal area 1,101 sq ft (102 sq m)  
 Garage internal area 591 sq ft (55 sq m)  
 Annexe internal area 1,044 sq ft (97 sq m)  
 Stables internal area 1,925 sq ft (179 sq m)  
 Hanger & Hay Barn internal area 4,718 sq ft (438 sq m)  
 Outbuildings internal area 309 sq ft (29 sq m)  
 Total internal area\* 14,401 sq ft (1,338 sq m)  
 For identification purposes only.  
 \* excludes External Log Store & Store

## Directions

RH14 OAA

what3words: ///puzzled.disbelief.reduction

## General

Local Authority: Chichester District Council  
 Tel: 01243 785166

Services: Mains water, electricity and Biomass/gas central heating. Private drainage Klargester

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

Council Tax: Main house band H, Barn Band E

EPC Rating: Main house TBC, Barn D

## Guildford

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