

Three Oaks Farm,  
Ifold, West Sussex



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**3,412 sq ft (317 sq m) | Magnificent contemporary home  
Three bedrooms, office and yoga room | Low running costs  
Bespoke architect designed | Intelligent home | Versatile layout  
6.7 acres | Freehold | Residential**

**Guide Price £3,395,000**



## Magnificent energy efficient Modernist home in the Sussex countryside, immersed in over six acres of private rewilded grounds

Totally unique and beautifully positioned, this bespoke single-storey home is tucked away amongst its own wildflower meadows and thoughtfully landscaped gardens. With sustainability, biodiversity and future-proofed living at the forefront, the house is designed to work with the land, and – while a striking Modernist design – its colours and materials blend with its surroundings. The house is fully equipped for low-energy, off-grid living, including photovoltaic panels, battery storage, mechanical ventilation heat recovery, air source heat pump and 7,500 litre rainwater harvester.

The property was designed by Nick Willson Architects and constructed in 2022 to an exacting specification by the vendors, who looked to create a versatile, intergenerational home that would serve as a family home, all the way through to an active retirement. The home is a testament to living well: year-round access to outside space, excellent natural light, and low running costs. It is a peaceful space to grow, live and work alongside the changing seasons.

The use of glazing warms and illuminates the home whilst also framing beautiful views over the meadow and gardens. The architecture is a contemporary nod to the Mid-Century style of Mies van der Rohe or Frank Lloyd Wright, affirming the visual connection to the landscape.

Quintessential to the design is the 280 square metres of triple glazing, including five sets of sliding door systems and corner-to-corner sections which create a seamless link to the outside. Deep overhangs around the courtyard and walkways keep the house cool in the summer and offer shelter when it rains.





The air-tight design is built around a cloistered courtyard, a place to gather for entertaining or relaxed family time, while the covered outdoor dining/kitchen area extends the living space to the outside in the warmer months. All three bedrooms are en suite, two feature walk-in wardrobes. There is a separate yoga/wellbeing room and a detached en suite office from the main dwelling which offers further flexibility.

There is extensive external storage integrated in the carport.

Internally, the high specification design includes a bespoke SieMatic kitchen and handmade timber joinery. An intelligent home automation system is designed to simplify life. Loxone controls heating, blinds, music, energy consumption and security on a single app, providing control of every aspect of the home for wherever life takes you.

Three Oaks Farm was shortlisted for the 2025 RIBA South East Awards and won a Sussex Heritage Award 2025 for one-off contemporary house.



## A secluded sanctuary, on the cusp of the South Downs National Park

The idyllic setting of Three Oaks Farm fosters a deep connection with the land. Enveloping the house is a dense and picturesque wildflower meadow, adding colour and depth while softening the sharp lines of the structure. Over 250 native trees such as hawthorn, hornbeam, field maple, rowan, oak, wild cherry and fruiting varieties have been planted within the 6.7 acres of grounds, while a natural swimming pond presents a leisure facility that sits harmoniously – naturally – within the rural landscape.

The grounds are landscaped in a style inspired by Piet Oudolf, the Dutch garden designer and leading figure of the 'New Perennial' movement. Bold drifts of herbaceous perennials and grasses are chosen as much for their structure as for their colour, lending a textural appearance to the externals, continuing the sculptural shapes of the home.

To the south lies the rolling chalk landscape of the South Downs National Park, laced with a wide network of footpaths and bridleways, plus National Trust land at Black Down, Woolbeding and Petworth, as well as Ebernoe Common Nature Reserve.

### Location

Three Oaks Farm sits on the northern edge of Ifold, in a semi-rural position with amenities available in neighbouring Loxwood including a butcher, local convenience store, medical practice, pre-school and primary school, and a public house. More extensive amenities can be found in Billingshurst – which has a leisure centre and a station – or the historic market town of Horsham (six miles and 14 miles respectively).

Witley railway station (9 miles) and Farncombe station (12.5 miles) go into Waterloo (45 -50 minutes).

Horsham's mainline station offers services to London Victoria (48 minutes) and London Bridge (60 minutes). There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M25 and wider motorway network, and a choice of recreational and sporting facilities nearby, including Slinfold Golf & Country Club and Horsham Sports Club as well as walking and hiking in the surrounding countryside. The Wey & Arun Canal passes to the east, offering picturesque walks beside the historic locks.

The area affords a good selection of reputable independent schools including Christ's Hospital, Farlington Girls School, Penntorpe and Cottesmore.

Postcode region: RH14

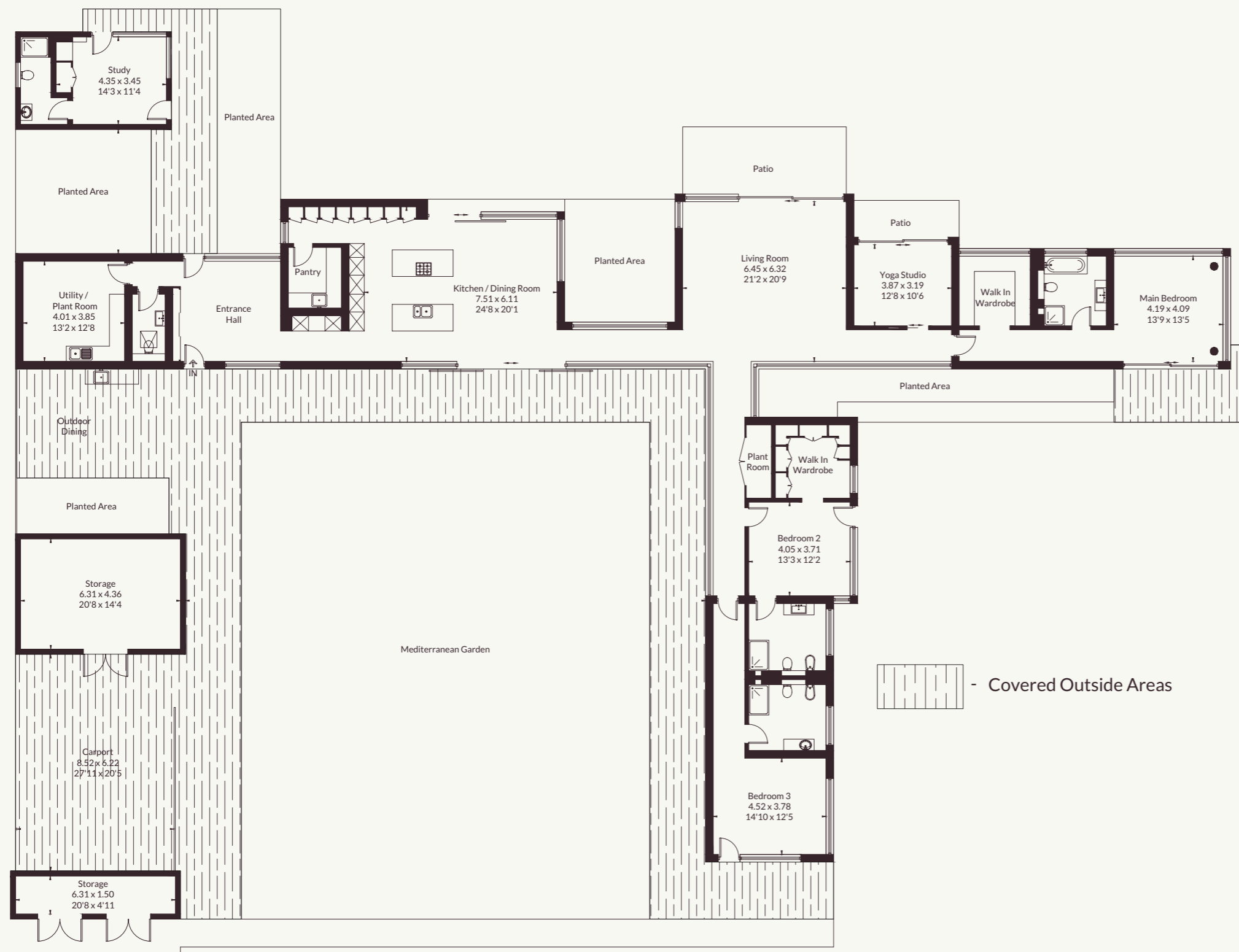


Approximate Floor Area = 317 sq m / 3412 sq ft (Including Office)  
 Approximate Carport Area = 53 sq m / 570 sq ft  
 Approximate External Storage = 37 sq m / 398 sq ft  
 Approximate Covered Outside Area Including External Dining = 225 sq m / 2421 sq ft  
 Total = 632 sq m / 6801 sq ft



**General**

Local Authority: Chichester District Council  
 Services: Mains electricity (3 phase) and water. Klargest bio efficient sewage treatment plant. 7,500 litre rainwater harvester  
 Council Tax: Band H  
 EPC Rating: A  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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