



Perrylands Farm  
Dial Post | Horsham | West Sussex | RH13 8NT

 FINE & COUNTRY

# PERRYLANDS FARM



*An exceptional Sussex-style country home set within approximately 30 acres, approached by a long private driveway and surrounded by lakes, paddocks, woodland and beautifully arranged formal gardens. Offering over 5,200 sq ft in total, including a substantial garage, outbuildings, wine cellar, swimming pool, pool bar and summer house, Perrylands Farm is a rare country residence designed for family life, entertaining and complete privacy.*



#### Key Features

- Five-bedroom detached country home
- Set within approximately 30 acres
- Long private driveway with extensive parking
- Heated outdoor swimming pool and fitted pool bar
- Two lakes, ponds, paddocks and woodland
- Impressive kitchen, family and dining space
- Drawing room, sitting room, study and utility
- Principal suite with dressing room, en-suite and balcony
- Wine cellar, large garage, summer house and outbuildings
- Beautiful formal gardens and far-reaching countryside views

Property: Perrylands Farm is a striking detached Sussex-style country house, with tile-hung elevations, white painted walls and a traditional pitched tiled roof, creating an immediate sense of charm and presence. Set well back from the road behind secure gates, the approach alone sets the tone, with a long gravel driveway leading through the grounds to a generous parking area.

The front door opens into a welcoming entrance vestibule and reception hall, from which the main living spaces flow naturally. The drawing room is a particularly impressive formal reception room, with a substantial fireplace and full-height glazed doors opening directly onto the terrace and gardens. It is a room made for entertaining, yet still retains a warm and comfortable feel.

The sitting room offers a more relaxed atmosphere, centred around a beautiful stone fireplace, while the study provides an excellent home working space with doors out to the rear terrace.

The kitchen, family and dining space is the true heart of the home, recently refitted and finished with an extensive range of cabinetry, granite worktops, a large island and excellent natural light. Full-height windows and doors frame views across the gardens and countryside, while the adjoining dining area creates a wonderful space for gatherings, family meals and summer entertaining.

A utility room, cloakroom and further WC complete the main ground floor accommodation, while stairs lead down to a fully fitted wine cellar, an excellent feature for collectors or those who enjoy entertaining.



















**First and Second Floor:**

The first floor continues the sense of scale and quality. The principal bedroom suite is a real highlight, with a spacious bedroom, walk-in dressing room and en-suite bathroom. A private balcony provides a peaceful seating area overlooking the pond and formal gardens, creating a lovely morning coffee spot or quiet evening retreat.

There are three further bedrooms on this floor, one of which benefits from its own en-suite and access onto a west-facing roof terrace. A family bathroom serves the remaining bedrooms. A further staircase leads to the second floor, where a large fifth bedroom provides excellent additional accommodation, complete with built-in cupboards and eaves storage.







### Outbuildings / Garage

Externally, the property offers a large timber garage with multiple store areas, ideal for vehicles, equipment or further storage. The scale of the outbuildings gives excellent flexibility, whether for hobbies, garden machinery, classic cars or potential future use, subject to any necessary consents.

There is also a summer house, former well house and pool equipment building, all adding to the practical and lifestyle appeal of the estate.

### Gardens and Grounds

The grounds at Perrylands Farm are exceptional and have clearly been designed with both lifestyle and practicality in mind. To the rear of the house, a large paved terrace provides a superb space for outdoor dining and entertaining, complete with a hot tub and views across the gardens. Steps lead down to expansive lawns and onwards to the heated outdoor swimming pool, set within a smart paved surround. The pool bar is a standout feature, thoughtfully designed as a fully equipped outdoor kitchen, complete with an electric hob, creating the perfect setting for summer entertaining, relaxed evenings with friends or larger gatherings. Beyond the formal gardens, the land continues to impress, with two lakes, one featuring a central island and jetty, along with additional ponds, paddocks and areas of mature woodland. For those with equestrian interests, the property also benefits from a stable block comprising three loose boxes and a large tack room or store, providing practical facilities for horse care, equipment storage and day-to-day management. The gardens and grounds extend to approximately 30 acres in total, offering an exceptional sense of space, privacy and versatility, whether for leisure, entertaining or equestrian use.





### Location

Perrylands Farm enjoys a wonderful rural setting in Dial Post, surrounded by open countryside yet remaining well connected. The property is approached via a long private driveway from the A24, giving it a real sense of seclusion while still offering straightforward access to Horsham, Worthing, Gatwick and the wider road network.

Horsham, around nine miles away, provides an excellent range of shops, restaurants, cafés, schools and leisure facilities, along with a mainline railway station offering services to London Victoria and London Bridge. The A24 gives easy access north towards the M23, M25 and Gatwick Airport, and south towards the coast.

This is a rare opportunity to acquire a substantial country home with remarkable grounds, superb entertaining space and a true sense of privacy, all within easy reach of everyday amenities and commuter links.







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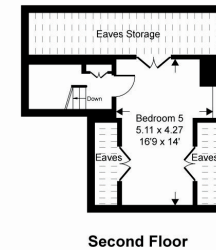
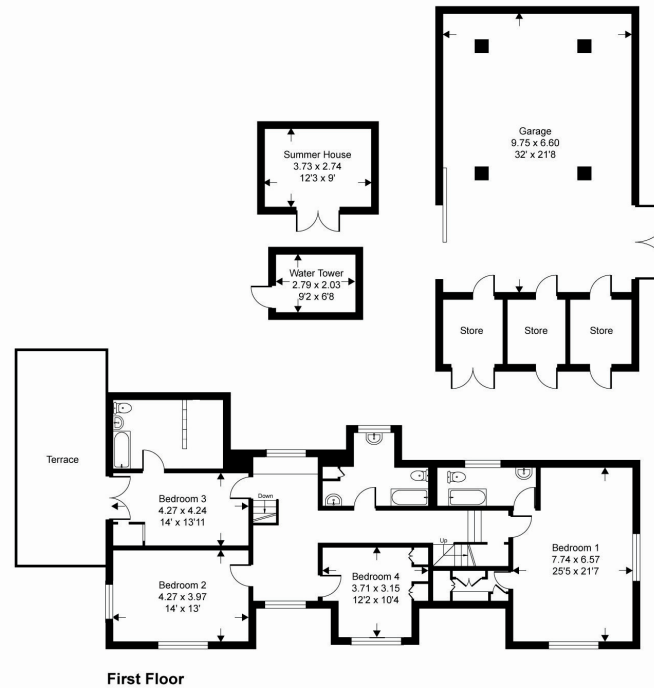
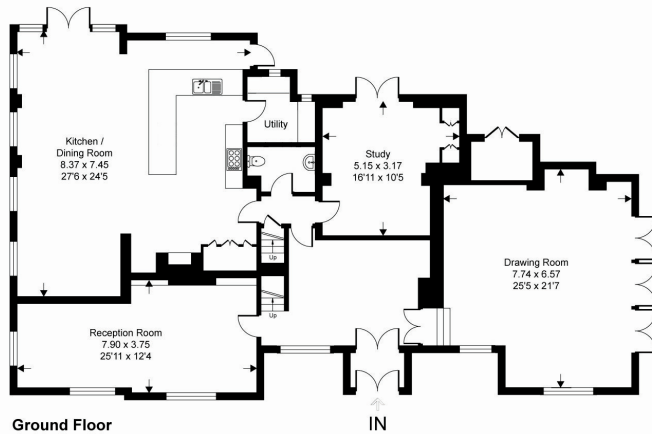
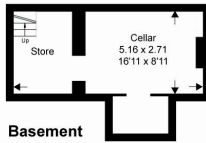
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Perrylands Farm, RH13

Approximate Gross Internal Area = 389 sq m / 4188 sq ft  
 Approximate Garage Internal Area = 73 sq m / 790 sq ft  
 Approximate Outbuildings Internal Area = 21.8 sq m / 235 sq ft  
 Approximate Total Internal Area = 483.8 sq m / 5213 sq ft



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