



Theale Farm | Slinfold, Nr. Horsham | West Sussex | RH13 0QT

**STRUTT
& PARKER**

H.J. BURT
Chartered Surveyors : Estate Agents

'An historic Sussex rural gem offered for sale for the first time in over 60 years'.



Theale Farm

Lyons Road, Slinfold,
Nr. Horsham, West Sussex RH13 0QT

Slinfold 1 mile; A24 3 miles; Horsham 4.25 miles (London Victoria 55 mins);
Gatwick 17.5 miles; Brighton 27 miles; Chichester 27 miles.

Grade II Listed Farmhouse (c. 3,988 sqft/370.54 sqm)

Entrance hall, inner hall, cloakroom, drawing room, dining room, snug, kitchen/breakfast room, utility room.

Principal ensuite bedroom, 3 further bedrooms & bathroom to 1st floor,
5th bedroom, dressing room & bathroom to 2nd floor.

Council Tax: H. EPC: F.

Beautiful gardens & grounds including a variety of garden outbuildings,
kitchen garden, orchard, nuttery & pond.

Cart Lodge (c. 2,076 sqft/193 sqm)

Entrance hall/sun-room, living room, study, kitchen/breakfast room, cloakroom, rear hall/utility, 2 ensuite bedrooms.

Garden room & workshop. Courtyard garden overlooking pond.

Council Tax: E. EPC: D.

Traditional Outbuildings (c. 4,290sqft/399 sqm)

Granary, 2 Sussex Barns, stables & stores.

Old Dairy office commercial let (EPC: TBC).

Land

Pasture land incl. meadows with c. 1km frontage to the River Arun
& small areas of copse. Long private entrance drive.

Direct bridleway access.

Extending overall to c. 29.12 acres (11.78 Ha).

**STRUTT
& PARKER**

H.J. BURT
Chartered Surveyors : Estate Agents





Location

Theale Farm occupies a fine rural location to the North of Lyons Road which connects the A264 and Slinfold village within 1 mile with the A29 further to the West. Slinfold includes a good range of local facilities including community village store, the Red Lyon pub, St. Peter's Parish Church and the Church of England aided Primary School, cricket and sports ground.

More extensive shopping can be found at Broadbridge Heath located off the A24 within 3 miles with superstore shopping or within the old market town of Horsham, approximately 4.25 miles, with its excellent range of shops, trades, restaurants and entertainment and business facilities as well as mainline railway station with services to London Victoria and London Bridge.

Guildford is approximately 18.7 miles to the North and Gatwick Airport c. 17.5 miles. The cosmopolitan coastal city of Brighton and the historic city of Chichester are both within 27 miles, whilst the coast is approximately 21 miles and London is c. 41 miles.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Golf at West Sussex Golf Club, Pulborough and at Horsham, Mannings Heath, Midhurst & Albourne. Equestrian events at Pulborough, Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea & Brighton Marina. Theatre at Horsham, Guildford, Brighton & Chichester. World-Renowned Motoring Events at Goodwood.

There is a good range of both state and independent schools for all age groups in the area including Hurstpierpoint College, Seaford College and Brighton College, plus Cranleigh, Farlington, Windlesham House School, Dorset House School, Westbourne House, Cottessmore, Penthorpe & Great Ballard Schools and with many offering school bus routes.

Public footpaths and a public bridleway are directly accessible from the farm and including linking via the village lanes to the Downs Link long distance trail.





Description

Theale comprises an historic Sussex rural gem that is offered for sale for the first time in over 60 years. At the heart of the farm which extends to over 29 acres is the handsome Grade II Listed farmhouse which offers lovely family accommodation, full of character and period features that is spread over three floors and extends overall to c. 3,988 sqft (370.54 sqm) internal and is set in enchanting gardens and grounds which include an extensive range of adaptable traditional outbuildings. In addition, there is excellent secondary accommodation at Cart Lodge, created approximately 25 years ago as a high-quality conversion/part rebuild extending to c. 2,076 sqft (193 sqm), plus the extensive outbuildings with income from letting options and other potential (subject to planning).

The farmhouse is believed to be of Elizabethan origin with later additions and alterations and includes mellow external elevations of a mixture of brick and stone, painted weatherboarding to the principal elevation and with part exposed oak framing to the rear and under a primarily clay tiled roof.

The farm occupies a fine rural setting approached by a long tarmac entrance drive bordering neighbouring farmland and thence leading through the home pasture to the gravelled drive with spurs off to the rear of the outbuildings and secondary accommodation and terminating at the tile hung traditional granary. A gated path between a pretty stone wall bordered by colourful and scented shrubs and a sweet chestnut tree opens up to the front lawn and path to the front porch with columns and panelled front door with scented, climbing wisteria to one side.



The house includes many period features including exposed beams and stone flooring to parts as well as fireplaces to the reception rooms. The **good size drawing room and dining room are both double aspect with a pretty outlook over the garden** and connect to the rear and inner hall with cloakroom off and concealed trap to the disused cellar. To one corner is a **cosy snug/study** also with wood burning stove and old copper washer to one corner. From the inner hall, the **triple aspect kitchen/breakfast room** is part divided by the old chimney breast with old bread oven, blue 4-oven oil-fired Aga and range of fitted kitchen units to one side and dining area to the other side. Doors lead to the outside and **rear porch and utility room** as well as to the rear staircase.

From the entrance hall, the main staircase rises to the first-floor landing leading to the **double aspect principal bedroom suite with lovely outlook over the garden and beyond** and including a range of fitted wardrobes, **separate walk-in dressing room and ensuite bathroom**. To the other side of the front of the house is **bedroom 2** and the **family bathroom** and **two further double bedrooms** complete the first floor, each with fitted cupboards and pretty outlook over the farm and beyond.

The second floor includes a **walk-through studio/storage area** with a range of eaves cupboards and **bathroom** off and thence a **through dressing room/occasional double bedroom** leading to **double bedroom 5** with vaulted roof with exposed timbers, range of fitted cupboards and fine outlook over neighbouring countryside.









The **gardens and grounds to the farmhouse are a real delight** divided into different parts with formal lawns and **part walled garden adjoining the pretty pond** and with a **range of traditional garden outhouses**. These include a potting shed, workshop, kennel, log store and apple store plus a **productive kitchen garden** to the rear of the house. Beyond this a **nuttery area and orchard including a diverse range of traditional varieties**.

Cart Lodge nestles at the edge of the drive, the pond and the old Sussex barn and granary and **offers excellent ancillary accommodation** formed by the conversion and redevelopment of a range of traditional and new buildings dating from c. 2000. The attractive elevations including a mixture of brick and stonework, part tile hanging and part weatherboarding under primarily clay tile pitched roofs including conservation roof lights and with **pretty outlook over the courtyard garden, the adjacent pond and neighbouring farmland**. Approached through a **double aspect entrance hall/sun-room** with French doors overlooking the garden, doors lead to the **living room with part exposed beams**, fireplace with LPG fitted fire with side **study** with door to the outside. The **double aspect kitchen/breakfast room includes a good quality range of oak fitted units** with granite worktop surfaces, oil-fired Aga with electric side oven, integrated fridge and freezer with **rear hall/utility area** and further door to the outside.

From the sun-room, steps lead down to the lower hall overlooking the courtyard garden area with doors off to a **cloakroom** and **two double ensuite bedrooms** each with fitted wardrobes. Outside, there is the **oak framed garden room** with lovely outlook and adjacent **workshop** to one side.



Part attached to Cart Lodge is a traditional **4-bay Sussex Barn** with oak weatherboarded elevations under a tiled roof with open double height space perfect for **storage and entertaining** and with cloakroom to one side. To the West of this is a single storey stone, brick and slate roofed **range of internal stable stalls with groom's tack/mess room** with old fireplace to one side. Attached to this is a **second Sussex Barn** also weatherboarded and tiled and offering good additional storage space with mezzanine to part and cloakroom and with **planning permission for commercial use**. To the rear of this barn is the let **Old Dairy comprising primarily open plan office accommodation** with cloakroom, plus parking to the side. Adjacent to this a small **old open byre with workshop** to the end and a **one-bedroom static caravan**.

The **land** includes the **home fields/pasture platt** to the front/South-West of the farmhouse comprising open grazed pasture with cattle grids to the drives. The **principal block of pasture land** is accessed to the North-East of the farmhouse passing through the old orchard and crossing the bridge over the River Arun. This larger land area includes **three attractive pasture fields with long river frontage of c. 1 km** and a **fourth field** on higher ground to the North-East side with small **area of mixed broadleaf and bluebell woodland copse**. The farm includes the core farmstead and home pastures and orchards extending to in excess of 5 acres and then with the river meadows and pasture to the North extending to just over 24 acres giving a **total acreage of approximately 29.12 acres (11.78 Ha)**.

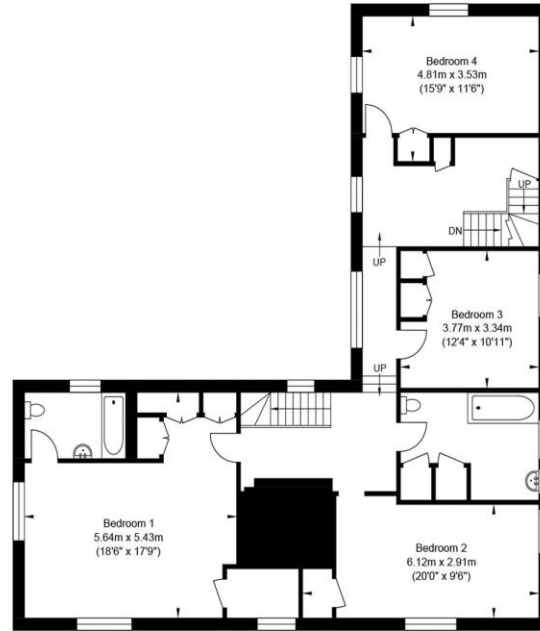


The Farmhouse

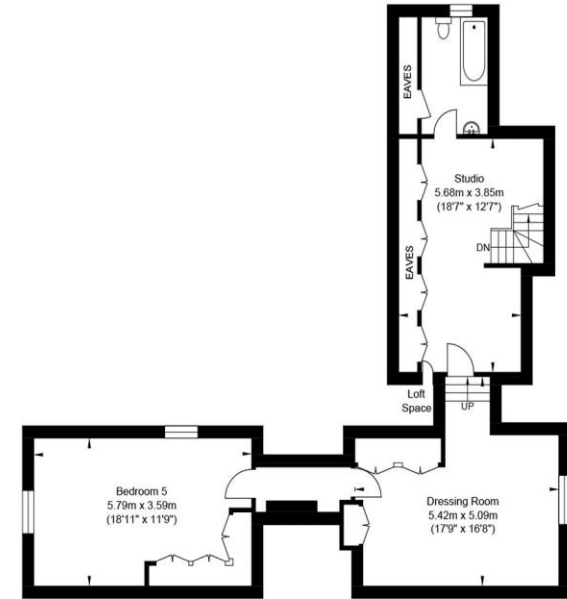
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	36 F	
1-20	G		



Ground Floor
Approximate Floor Area
1939.22 sq ft
(180.16 sq m)



First Floor
Approximate Floor Area
1267.55 sq ft
(117.76 sq m)



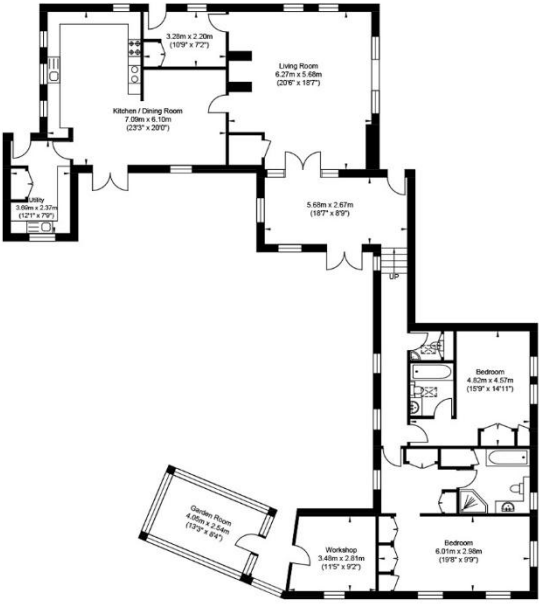
Second Floor
Approximate Floor Area
781.67 sq ft
(72.62 sq m)

Approximate Gross Internal Area = 370.54 sq m / 3988.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

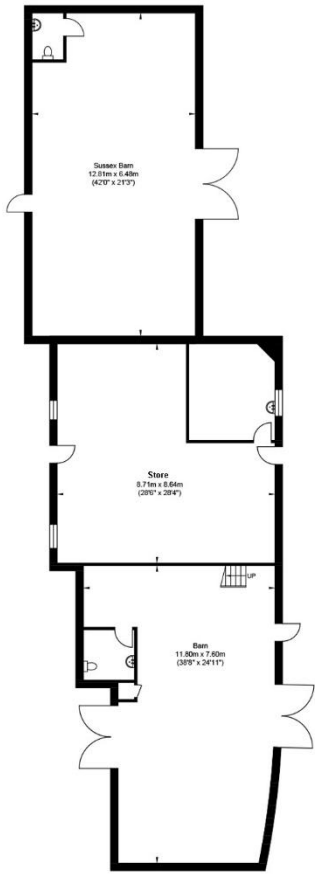
Cart Lodge, the Barns & Outbuildings



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



Annexe
Approximate Floor Area
2075.82 sq ft
(192.85 sq m)



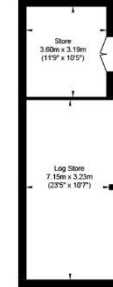
Barn Ground Floor
Approximate Floor Area
2564.82 sq ft
(238.28 sq m)



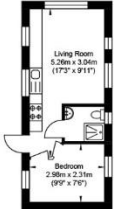
Barn First Floor
Approximate Floor Area
230.77 sq ft
(21.44 sq m)



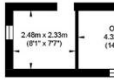
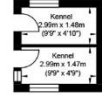
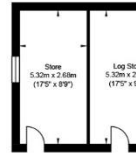
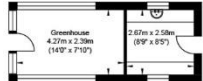
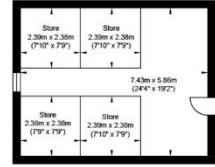
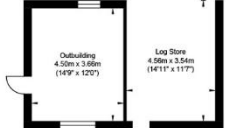
Old Dairy Office
Approximate Floor Area
660.15 sq ft
(61.33 sq m)



Barn
Approximate Floor Area
372.54 sq ft
(34.61 sq m)



Caravan
Approximate Floor Area
246.06 sq ft
(22.86 sq m)



Garden Outbuildings
Approximate Floor Area
1797.78 sq ft
(167.02 sq m)



Approximate Gross Internal Area = 738.39 sq m / 7947.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Information: Photos & particulars May/June 2026 (ref RBA).
Services: Mains water and electricity. Oil-fired central heating plus Aga to Farmhouse. Oil-fired central heating via 2 boilers to Cart Lodge. Private drainage to Farmhouse with separate private drainage system to Cart Lodge and The Old Dairy.
Tenure: Freehold title no's: WSX439347; WSX119331 plus a section of unregistered pasture land pending first registration.
Local Authority: Horsham District Council.
S. 106 Planning Agreement dated 09/07/1999: ties Cart Lodge as ancillary accommodation to the Farmhouse and to retain the core farmstead in one ownership.
Council Tax Bands: Farmhouse: 'H'; Cart Lodge: 'E'. The Old Dairy - uniform business rates.

Access: Theale is accessed from Lyons Road by a right of way along the initial part of the drive being owned by the neighbouring farm and shared with Theale and one residential property. From the first cattle grid and gates at the start of the home field, the drive is owned by Theale with rights of way for the farm and the off-lying private residential property (Middle Barn) plus with a public bridleway crossing along part of this drive, but with no rights for others over the inner private drive next to the buildings, Cart Lodge and the farmhouse.

NOTICE UNDER S. 21 OF THE ESTATE AGENTS ACT 1979
The late owner of Theale was a retired partner of HJ Burt.

Directions: what3words///decently.chilled.spindles

From the A24 outside Horsham follow the A264 towards Five Oaks and having past the roundabout at the Newbridge Garden Centre thereafter take the first right-hand turning onto Lyons Road, signposted to Slinfold village and just before the Toyota garage. Continue down Lyons Road for approx. 1.5 miles and the drive leading to Theale will be seen signposted on the right-hand side as shown on the plan.

Viewing strictly by appointment through:

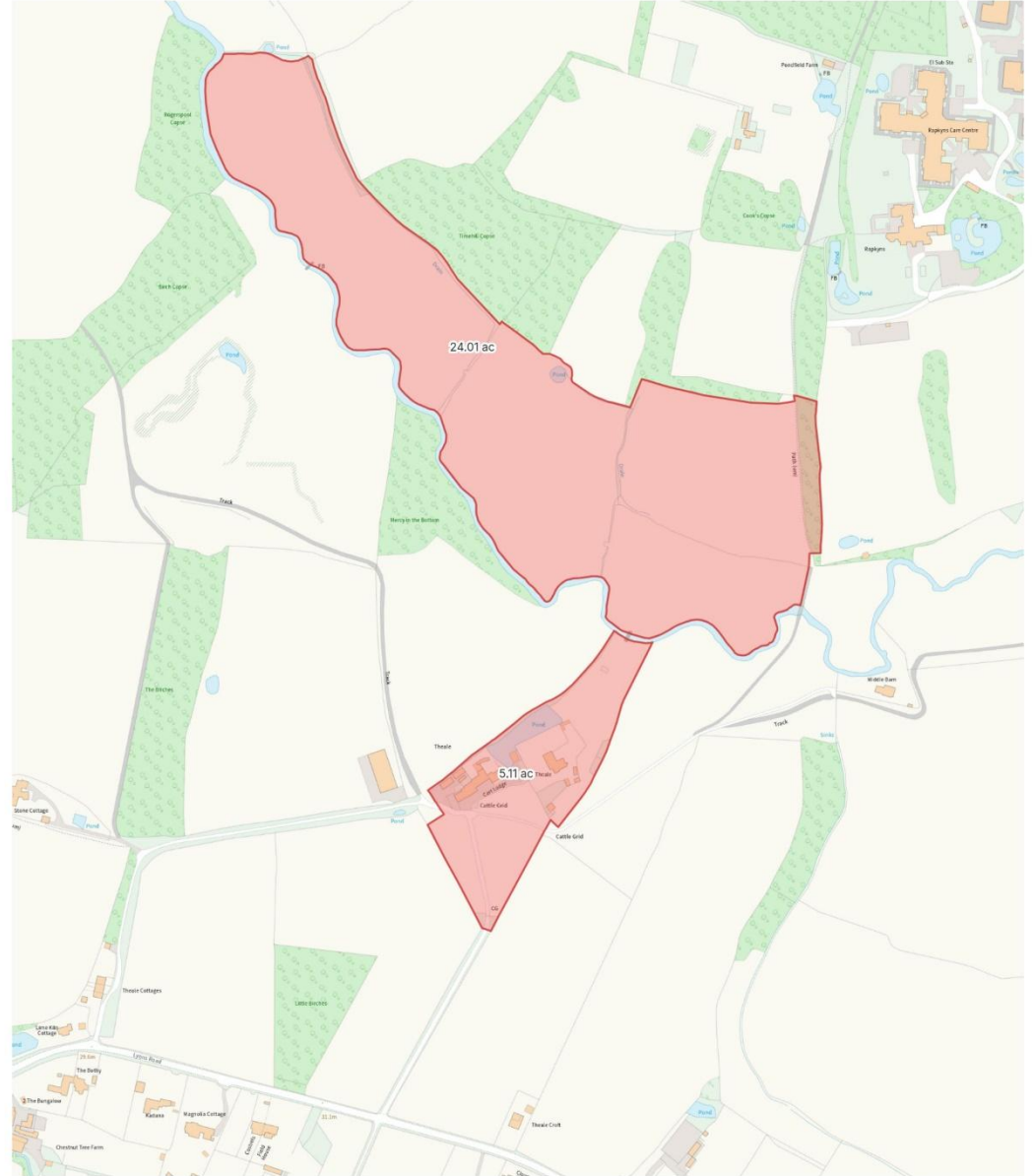
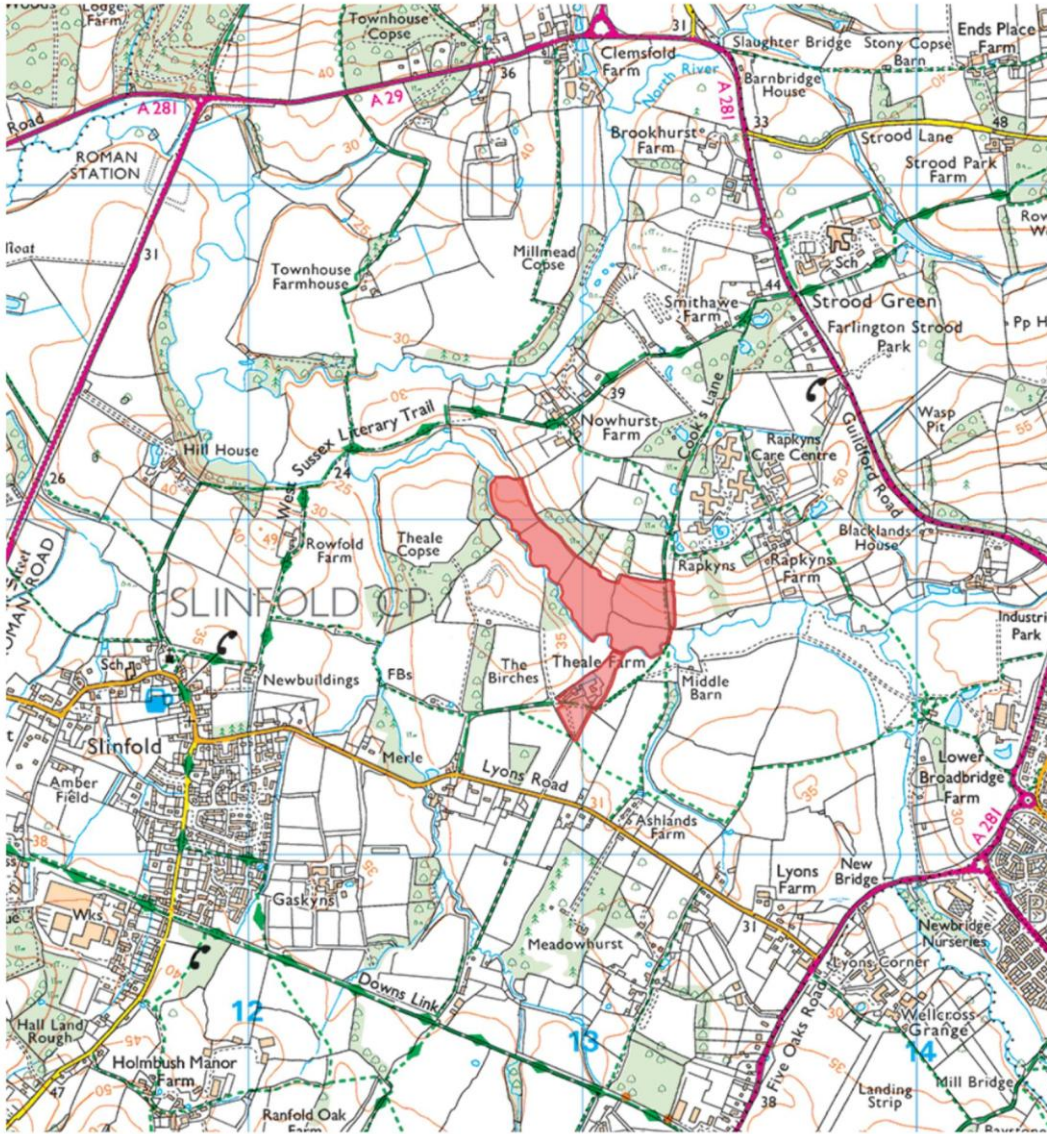
STRUTT & PARKER Guildford

01483 306565/01403 246790 | www.struttandparker.com | guildford@struttandparker.com

H.J. BURT Steyning

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk







**STRUTT
& PARKER**

215 – 217 High Street
Guildford, Surrey GU1 3BD
01483 306565/01403 246790
guildford@struttandparker.com
struttandparker.co.uk

The Estate Offices Steyning,
West Sussex BN44 3RE
01903 879488
sales@hjburt.co.uk
hjburt.co.uk

H.J. BURT
Chartered Surveyors : Estate Agents

IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.