



Oaklands Farm | Shipley, Nr. Horsham | West Sussex | RH13 8PX

H.J. BURT
Chartered Surveyors : Estate Agents



Oaklands Farm | Hooklands Lane | Shipley, Nr. Horsham | West Sussex | RH13 8PX

Guide Price: £3,250,000



- A beautifully positioned country house on the edge of the Knepp Castle Estate approached by its own private entrance drive & set in lovely gardens, grounds & pasture land extending to c. 16.58 acres (6.71 Ha). Freehold. Council Tax 'G'. EPC 'E'.
- With superb family accommodation with lovely outlook over its gardens & land and peek views to the South Downs.
- Reception hall, cloakroom, drawing room, sitting room, dining room, superb kitchen/family room, rear hall/utility.
- Part galleried landing, principal bedroom suite including triple aspect bedroom with balcony & ensuite bathroom, 4 further double bedrooms & 2 family bathrooms.
- Glorious gardens with greenhouse, orchard & tennis court.
- Sussex Barn with potential for conversion to ancillary accommodation, home office, stable & stores, pole barn.
- Parkland pasture surrounding the house & with bluebell lined private entrance drive.
- Billingshurst c. 5 miles, Horsham c. 9.2 miles, Brighton c. 23.5 miles, Gatwick c. 24.5 miles.

Description

Oaklands Farm is beautifully positioned on the edge of the Knepp Castle Estate and its renowned re-wilding project and includes an impressive family house of Victorian and earlier origins plus with later additions and improvements, but which is not Listed. Approached by a long private entrance drive, the house with its mellow painted brick elevations sits at the centre of its land including lovely mature gardens and parklike pasture land with areas of copse and woodland edge.

The well proportioned family accommodation is spread over two floors with very good ceiling heights to the principal rooms and with double glazing throughout to the large windows allowing plenty of light to filter through the house. The **South facing reception hall** with fitted cupboards and shelving leads to the **double aspect drawing room** and **sitting room** at the front of the house and each with fireplaces, ceiling coving and pretty bay windows with window seats overlooking the garden and land.



To the rear of the house and in the older part is the **atmospheric double aspect dining room**, utility room and rear entrance porch with cloakroom off the hall. A particular feature is the **superb family kitchen/dining/sitting room**, being triple aspect with lovely outlook over the garden with French doors to the terrace and paths leading through the orchard to the tennis court. Comprehensively fitted with bespoke units by Plain English and including integrated electric twin ovens, coffee maker, hob and extractor, fridge/freezer, dishwasher and central island unit with twin sinks.

From the first-floor **part galleried landing**, the side landing includes a comprehensive range of bespoke fitted cupboards and bookshelves with Velux roof light over and thence leading into an **excellent principal bedroom suite**. The triple aspect room enjoys a wonderful outlook over the farm and beyond and with morning light pouring through the French doors leading out to the **balcony overlooking the garden and orchard**, whilst the **crisp modern bathroom suite** includes separate bath and shower. To the front part of the house are **two well proportioned double aspect double bedrooms** each enjoying a fine outlook over the garden and land and with **peek views to the South Downs and Truleigh Hill** and with **South facing family bathroom one** in between including roll-top bath with claw feet and twin wash basins. There are **two further double bedrooms** to the rear of the house as well as a **second family bathroom**. Accessed from outside is a disused **cellar**.

Outside, the property is approached from Hooklands Lane by its own pretty, private and long entrance drive bordered by mature oaks and an abundance of spring daffodils and bluebells and arriving at the side of house to a gravelled parking and turning area framed by pleached hornbeam high hedging.









The level gardens and grounds are a real treat and currently open as part of the National Garden Scheme and having been designed by Nigel Philips in 2010 to enhance the existing diverse planting. Wrapping round the house, the garden includes **wide expanses of lawn** to the South that are interjected with a range of exotic trees with colourful mixed herbaceous and shrub borders and post and rail fencing to the bordering home paddock. A **wild meadow** area merges to the dappled shaded walks winding their way through the **orchard past an aviary** and with a mixture of lime, various birch varieties, chestnut, walnut and alder trees and thence to the **hard tennis court** to the Eastern end. Paths circulate round to the back of the house with **fenced kitchen garden** with raised beds and **Marston & Langinger greenhouse** with automated vents, white peach and vine. This then blends with a pretty parterre garden next to the back door with clipped box hedging with colourful seasonally staged planting in between including tulips, alliums and roses.

The outbuildings include the **fine 4-bay weatherboarded and tiled Sussex Barn** which has had consent (now lapsed) for **ancillary residential conversion**. To one side 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. Adjacent to this is a brick and tile **stable/storage/workshop building** with nearby former piggery and **wood store**. To the rear of the yard is a **two-bay timber pole barn** used for lambing the owner's prize-winning small flock of sheep.

At the edge of the yard and drive is a **pretty wildlife pond and tree plantation** with outdoor poultry run, home to the owner's many mixed fowl producing a ready supply of eggs. Gates then serve the surrounding pasture land which is divided into three main fields: '**Front Field**' bordering the entrance drive and the lane, '**Paddock**' to the South of the garden and then, the largest, '**Park Field**' to the North with fine mature oak trees, hawthorns and part hedged boundaries. To the North side is a small **area of mixed broadleaf bluebell copse with stream** passing through. **The property as a whole extends to approximately 16.58 acres (6.71 Ha)** and is bordered on three sides by the renowned Knepp Castle Estate 'Knepp Wildland' area with its wonderful walking and wildlife spotting opportunities.

Location

Oaklands Farm enjoys a very desirable and peaceful rural location within 2 miles of the small rural village of Shipley with its parish church, Church of England primary school and Countryman Inn. The old market town of Horsham with its extensive range of shops, restaurants, entertainment, business and education facilities plus mainline station with services to London Victoria and London Bridge is within 9.25 miles. Christ's Hospital also has mainline station and is c. 8 miles and, Billingshurst, with a good range of facilities and mainline station is within 5 miles.





Gatwick Airport is approx. 24.5 miles and Chichester and Guildford are respectively c. 22.5 and c. 23.25 miles, whilst the coastal city of Brighton is c. 23.5 miles. There is a good range of state and independent schools in the area. In addition, there are many miles of varied countryside walks immediately accessible from the property leading to the Knepp Castle Estate and also linking to local bridleways.

Information

Property Ref: HJB02446.

Photos & particulars prepared: May 2026 & revised Sept 2026 (ref RBA).

Services: Mains water and electricity are understood to be connected. Oil-fired central heating. Private drainage system.

Tenure: Freehold title number: WSX274912.

Local Authority: Horsham District Council **Council Tax Band:** 'G'

Planning consent for the Sussex Barn DC/12/0035 (lapsed) for conversion of the barn to two storey ancillary accommodation. A public footpath passes through the farm.

Directions

what3words:///symphony.freezers.breakaway

From Horsham, travel South along the A24 and at the Buck Barn crossroads with the A272, travel West towards Coolham and Billingshurst. Thereafter, take the second turning on the left leading to Shipley village and the Countryman Inn and continue along the lane until reaching the T-junction opposite the Countryman and then turn right along Countryman Lane. Continue to the next junction and bend at Broomers Corner, taking the left hand turning leading South into Hooklands Lane. Continue South and the property will be found on the left hand side as shown on the appended plan.

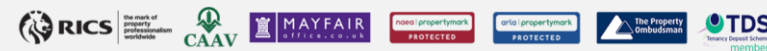
Viewing

An internal inspection is strictly by appointment via the joint sole selling agents, **Strutt & Parker** 01483 306565 guildford@struttandparker.com or

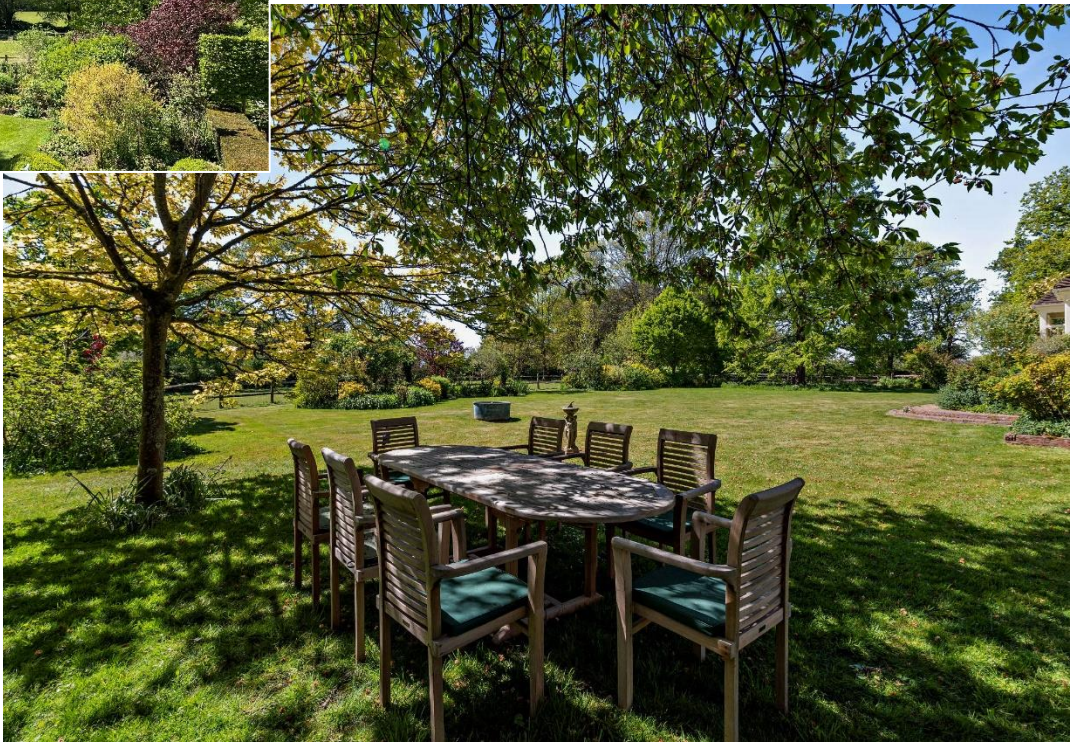
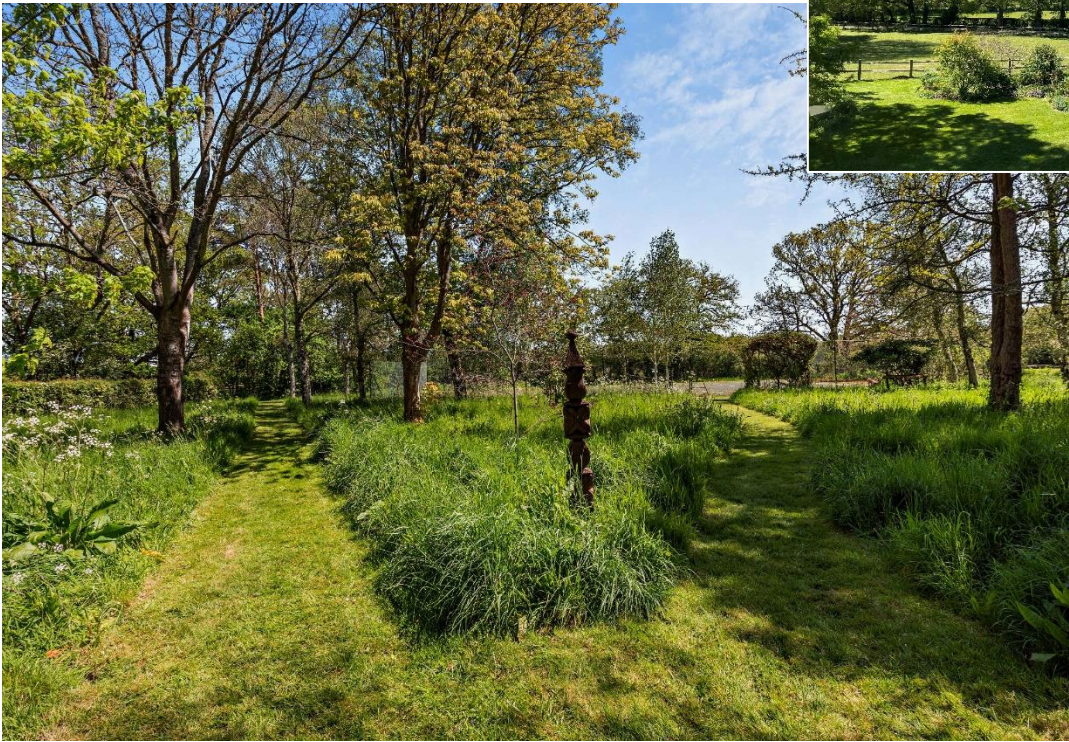
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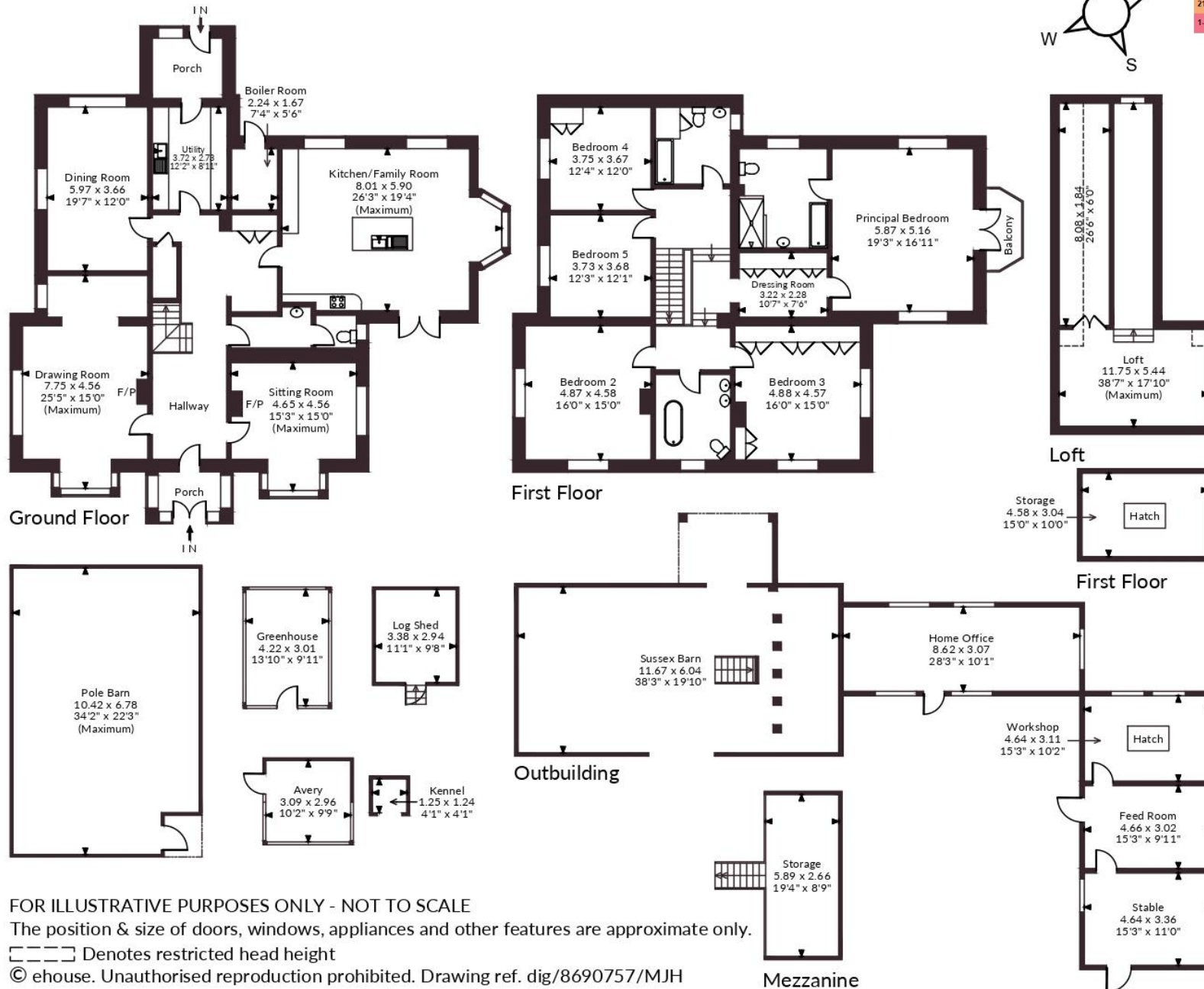
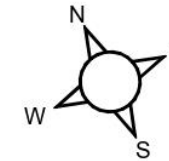






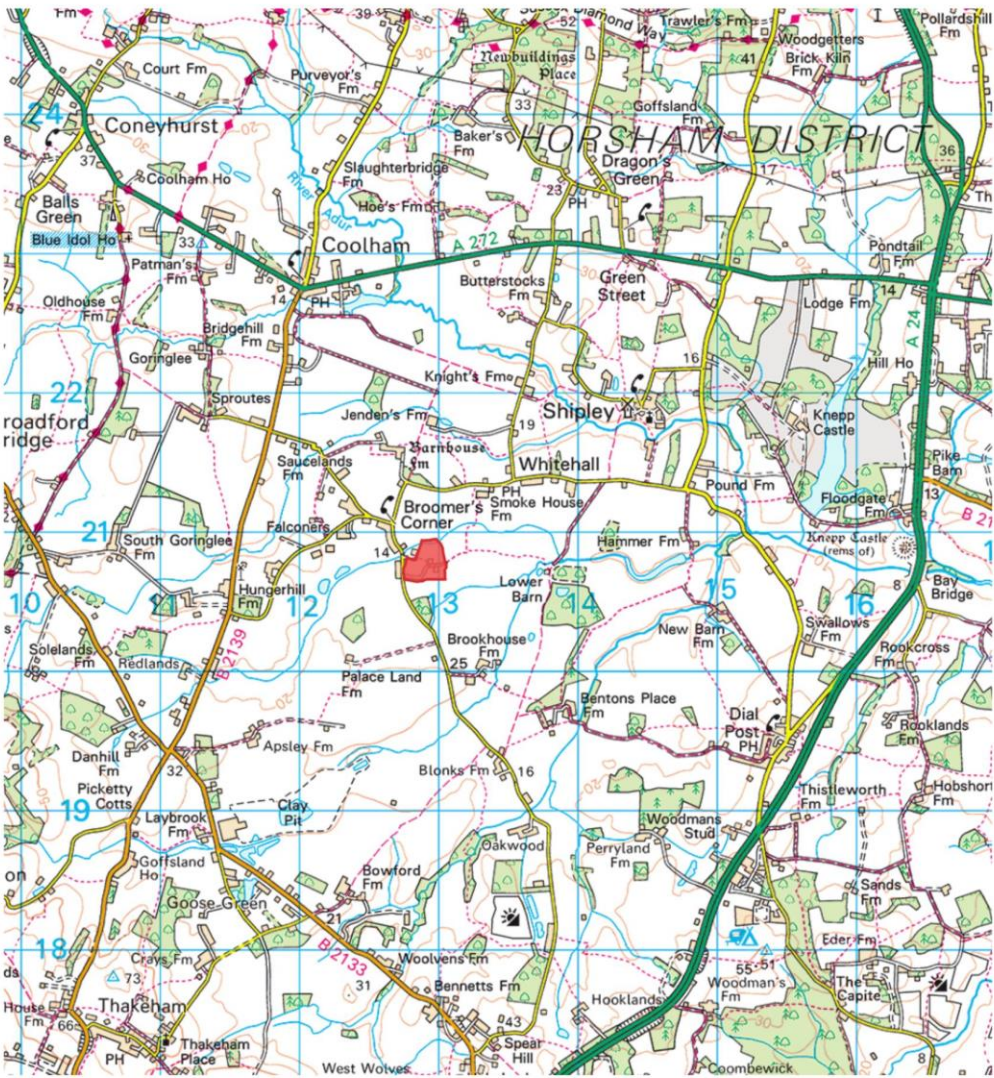
Oaklands Farm, Hooklands Lane, Horsham
 Main House internal area 4,171 sq ft (388 sq m)
 Outbuildings internal area 2,960 sq ft (275 sq m)
 Balcony external area = 38 sq ft (4 sq m)
 Total internal area 7,131 sq ft (663 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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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Oaklands Farm,
Shipley, West Sussex



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1000 m
Scale 1:50000 (at A5)



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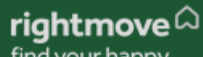
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50 m
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