



1 Crays Farm | Cray's Lane | Goose Green, Thakeham | West Sussex | RH20 2LR

H.J. BURT
Chartered Surveyors : Estate Agents



1 Crays Farm | Cray's Lane | Goose Green, Thakeham, Nr. Pulborough | West Sussex | RH20 2LR

Guide Price: £1,100,000 & Additional land £50,000 | Freehold



- A handsome attached period 4-bedroom home with lovely gardens, stabling, sand school, woodland area. Extending to c. 4.44 acres with additional home paddock available by separate negotiation. Freehold. Council Tax 'G'. EPC 'E'.
- Occupying a good rural location at Goose Green to the North of the small village of Thakeham within 2.5 miles of Ashington village.
- With great character & charm incl. entrance hall/study area, double aspect living room with inglenook, dining room, kitchen, utility room, cloaks/shower room.
- Four bedrooms and family bathroom & mezzanine study area.
- Beautiful gardens & grounds inc. adaptable 4-horse stable block with garage/store & additional moveable temporary stables, garden store & adjoining home paddock.
- To the rear 'Nightingale Wood' a small broadleaf woodland. The whole of the core property extending to c. 4.44 acres (1.80 Ha).
- Adjacent paddock of c. 1.15 acres available by separate consideration at £50,000.
- Further neighbouring land potentially available by separate negotiation.

Description

1 Crays Farm comprises a handsome attached historic period, but not Listed, house with mellow part stone and Horsham roofed elevations with later brick and tile additions. The house affords accommodation of great charm and character with many period features including part exposed beams, timber or stone flooring whilst including modern kitchen with Aga and oil-central heating.

Approached by a private electric gated entrance drive initially shared with the neighbouring 2 Crays Farm, the drive ends in a sweep in front of the house and to the side of the stabling with garaging/storage with path leading to the front door. This opens into the **welcoming reception hall with potential study area** and with doors leading off to the **good size and double aspect sitting room with fine inglenook fireplace** and South facing bay window. The **part valued roofed dining room** has a pretty outlook over the garden including French doors leading out and with **cloaks/shower room** off whilst the



kitchen/breakfast room includes a good range of fitted units with *oil-fired Aga*, pretty South facing outlook from the sink and over the garden and with the useful **utility room/rear porch** off with back door to the garden and oil-fired boiler. To the first floor, there are **four bedrooms with family bathroom** including bath and separate shower and **mezzanine study area** from the main bedroom.

From the entrance drive there is the main **4-box stable yard plus garage and store** and with **moveable 4 stalls** behind and **home paddock to the front** adjoining the drive. Beyond the attractive gardens with mature planting and specimen trees is the **40m x 20m sand school** with poultry run area to one side and the attractive **Nightingale Wood plantation** behind. The **core part of the property extends to c. 4.44 acres (1.80 Ha)** as shown on the plan and with an **additional field to the South-West extending to c. 1.15 acres** available by separate consideration. **For those seeking additional land there is neighbouring land in separate ownership which may potentially be available by separate negotiation.**

Location

The property occupies a peaceful rural location at the edge of Goose Green to the North of the small village of Thakeham and approached off Cray's Lane which connects Goose Green Lane/B2133 to the village less than 1 mile to the South and with nearby public footpath and also public bridleway links from the lane. Ashington village with its range of local facilities and primary school is within 2.5 miles and also provides connections to the A24 dual carriageway leading to Horsham to the North (c. 12.5 miles) with its extensive range of facilities as well as mainline railway station and to the coast and Worthing in the South (approximately 11.25 miles).









The large and expanding village of Billingshurst, also with mainline railway station is within 7 miles, whilst Gatwick Airport is approximately 27.5 miles and is accessed from the A23/M23 which then leads on to the M25 and the national motorway network.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton & Plumpton. Golf at West Sussex Golf Club, Pulborough and at Horsham, Midhurst & Albourne. Equestrian events at Pulborough, Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea & Brighton Marina. Theatre at Horsham, Brighton & Chichester.

There is a good range of both state and independent schools accessible in the local area. There are nearby public footpaths and a public bridleway and with additional great walking and riding opportunities in the nearby South Downs National Park.

Information

Property Reference: HJB03383. **Photos & particulars prepared:** May 2026 (ref RBA)

Services: Mains water and electricity. Shared private drainage system. Oil-fired central heating.

Tenure: Freehold title no's WSX224244, WSX234283 & WSX412255.

Additional Paddock available by separate negotiation is under title no. WSX334640 and WSX334641 and which piece of ground is understood to include an historic overage covenant in favour of a former owner.

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

Directions: what3words///diplomas.cycles.lifeboats

From Ashington Village proceed on the B2133 towards Adversane and Billingshurst and within 2 miles take the first turning on the left into Cray's Lane. Travel along Cray's Lane, passing the junction with Peacock's Lane and the drive to the property will be found on the right-hand side as shown on the appended plan.

Viewing strictly by appointment with:

H.J. BURT Steyning

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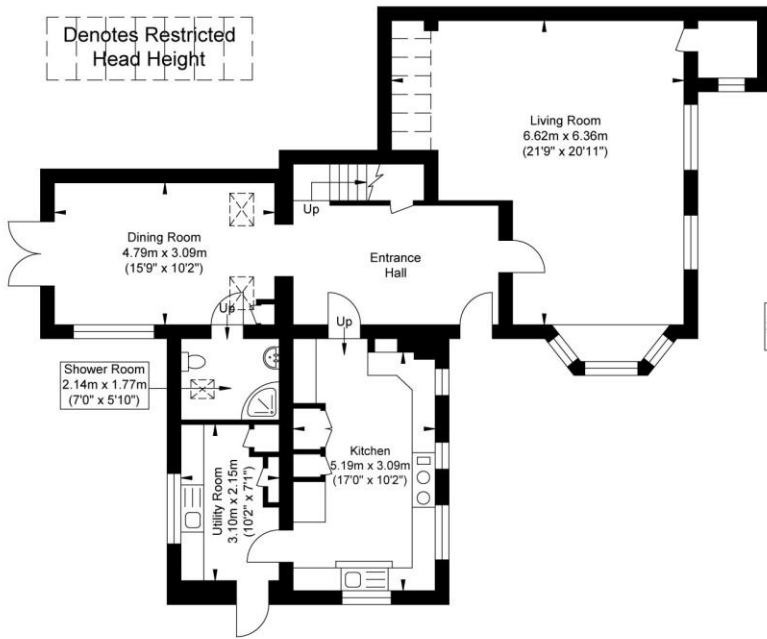


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should 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.

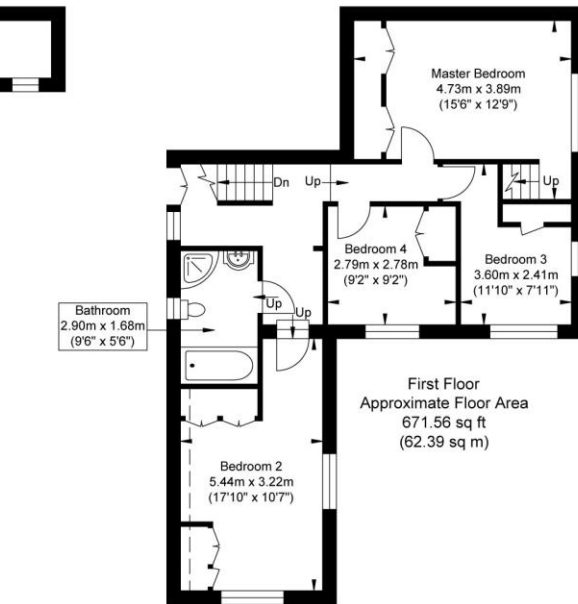




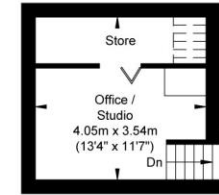
Crays Lane



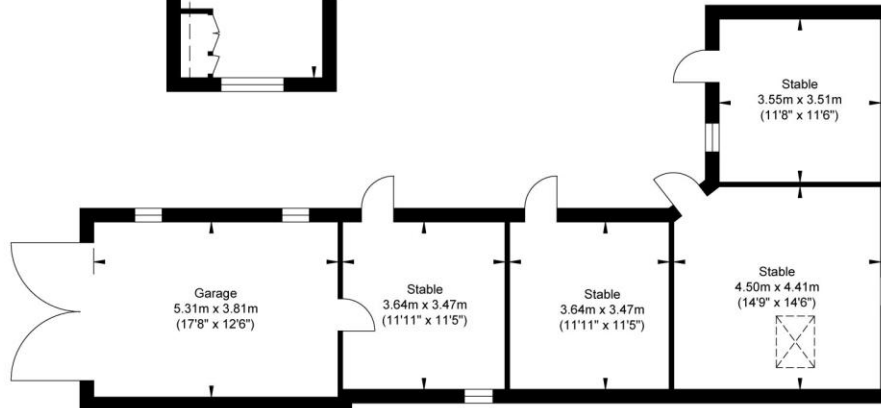
Ground Floor
Approximate Floor Area
1089.31 sq ft
(101.20 sq m)



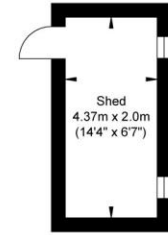
First Floor
Approximate Floor Area
671.56 sq ft
(62.39 sq m)



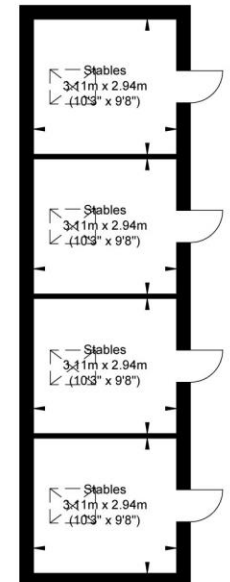
Second Floor
Approximate Floor Area
144.23 sq ft
(13.40 sq m)



Garage / Stables
Approximate Floor Area
856.48 sq ft
(79.57 sq m)



Outbuilding
Approximate Floor Area
94.07 sq ft
(8.74 sq m)



Temporary Stables
Approximate Floor Area
403.75 sq ft
(37.51 sq m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area (Excluding Garage / Stables & Outbuilding) = 176.99 sq m / 1905.10 sq ft

Garage Area = 20.23 sq m / 217.75 sq ft

Stables Area = 95.99 sq m / 1033.23 sq ft

Outbuilding Area = 8.74 sq m / 94.08 sq ft

Total Area = 301.95 sq m / 3250.16 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.



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