



Burstow Manor Rookery Lane, Smallfield - RH6 9BD

FINE & COUNTRY





Burstow Manor Rookery Lane

Smallfield, RH6 9BD

An exceptionally rare and historically significant Grade II* listed moated manor house, dating from 1334 and believed to be Surrey's earliest surviving example of its kind. Set within approximately 2.75 acres of enchanting grounds and surrounded by its ancient moat, this remarkable residence seamlessly combines centuries of architectural heritage with carefully considered modern enhancements, offering a unique opportunity to own a truly special piece of English history.

Council Tax band: H

Tenure: Freehold

- Grade II Star Listed Manor House
- 2.75 Acres of Landscaped Grounds With Moat
- Tucked Away Secluded Plot with Grounds to all Sides
- Refurbished & Upgraded By Current Owners
- Double Glazed Windows Throughout
- Hot Tub & Gazebo





Burstow Manor Rookery Lane

Smallfield, RH8 9BD

An exceptionally rare medieval moated, authentic English manor house of national significance, dating from 1334 and set within approximately 2.75 acres of enchanting grounds.

Hidden beyond its ancient moat and surrounded by beautifully established gardens, being one of Surrey's most important surviving historic houses. Dating from 1334 and designated Grade II*, the property represents a remarkable example of medieval domestic architecture and has been described by leading dendrochronologists as "surely the finest of its period in Surrey." Having been completely refurbished by the current owner, who have lovingly and painstakingly re-created this desirable home, both inside and out.

Approached through its private grounds, the manor immediately conveys a sense of permanence and history. Centuries of stewardship have shaped a home of extraordinary character, where exposed timbers, handcrafted detailing and historic craftsmanship remain wonderfully intact. Yet, despite its venerable age, the property is also a comfortable and welcoming family home, sensitively adapted for modern living. The current owners acquired the property almost twenty years ago with a vision to safeguard and restore this important part of Surrey's heritage.





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Smallfield, Horley

Their thoughtful and sympathetic programme of refurbishment has preserved the integrity of the building whilst discreetly introducing modern comforts, including bespoke oak-framed double glazing, an upgraded heating system and high-quality fixtures and fittings throughout.

At the heart of the house are two magnificent inglenook fireplaces, evocative reminders of the property's medieval origins. One now incorporates a recently installed wood-burning stove, creating an inviting focal point during the winter months. Throughout the house, period features sit harmoniously alongside carefully chosen contemporary enhancements, resulting in a home of immense warmth, authenticity and charm.

Complementing the principal residence is a detached self-contained cottage or annexe, offering excellent flexibility for guest accommodation, multi-generational living, home working or staff quarters.

Gardens and Grounds

Sitting within approximately 2.75 acres of private grounds, where the historic moat provides a captivating backdrop and a constant connection to the property's remarkable past.





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The gardens embody a quintessential English informality, with sweeping lawns, native planting and a rich variety of wildlife-friendly shrubs and trees creating a peaceful and natural setting. Access from the inner hall, double door gives access to a covered area with hot tub and gazebo. From this section of the garden, cross the wooden bridge to the paddock which is surrounded by fields, offering total peace and seclusion. Mature native trees frame the moat and provide year-round interest, while carefully positioned seating areas invite quiet moments overlooking the water. The atmosphere is one of complete tranquillity, where birdsong, changing seasons and reflections across the moat contribute to a setting of exceptional beauty.

A Rare Opportunity

Historic houses of this calibre and provenance seldom come to the market. This one offers the unique opportunity to become the custodian of an irreplaceable piece of English architectural history while enjoying the comfort, privacy and practicality of a beautifully maintained country home.

The current owners reflect:

"We bought the house nearly twenty years ago to rescue it and we are immensely proud of what has been achieved. It has been a privilege to care for such an extraordinary building and to preserve it for future generations."













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Burstow Manor, Rookery Lane, Smallfield

Total Area: 387.1 m2 ...4167 ft2 (excluding garage, garden store, boiler room, covered porch)

FOR ILLUSTRATIVE PURPOSES ONLY.
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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