



Old Smithy House

Stane Street, Five Oaks

A characterful, period home with annexe and stabling, set in grounds of 2.1 acres

With a backdrop of woodland and undulating terrain, Old Smithy House is a handsome country residence offering vintage charm, versatility and opportunity. Ideally-suited to equestrian-enthusiasts, this appealing property has a fully-fenced stable yard and paddocks, along with easy access local amenities.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



OUTSIDE PARKING



2.1 ACRES



FREEHOLD



VILLAGE



2,138 SQ FT



**GUIDE PRICE
£1,100,000**



The property

An attractive equestrian property with a pending planning application for a substantial extension (DC/24/1983) and scope for modernisation. Old Smithy House has an appealing facade featuring red brick and tile-hung elevations and offers a characterful home with a wealth of retained period features. These vintage details include exposed stonework and ancient timbers, ledge and brace doors and a stunning inglenook fireplace. A centrally-positioned porch with oak entrance door opens into a reception hallway where the beam framework and an open tread wooden stairway give a flavour of the enchanting details to be found within this historic property. Open apertures connect from the hallway into the adjoining reception room which is a charming space centred around an impressive fireplace. An inner hall gives access to a formal dining room, with a kitchen/breakfast room beyond. Fitted with blue-painted, timber cabinetry and tiled work tops, the kitchen has a country-style ambience with a breakfast bar, enjoying an outlook over the garden.

On the first floor, there are four bedrooms, all with fitted wardrobe storage along with a generously-proportioned family bathroom with bath-tub and shower cubicle. With a dual-aspect to the south and east, the principal room has beams to the ceiling and benefits from en suite facilities.

Adjoining the main house, but with a separate access, the annexe accommodation comprises a ground floor reception room, along with a kitchen and adjacent bathroom, whilst on the floor above, there is a bedroom and large eaves storage.



Outside

The property is set back with evergreen hedging fronting the road providing a degree of privacy. Wrought-iron vehicular and pedestrian gates give access to the plot with a paved driveway providing parking for numerous cars and leading to the detached, double car port. There are expanses of lawn to the side and rear of the home offering a vast soft surface play area for children and boundaries are bordered by both hedging and post-and-rail fencing which allows views across the adjoining terrain. Paved terracing adjoins the home offering opportunities for outdoor dining, entertaining and relaxation, whilst enjoying the south and westerly aspects. A stable block and tack room are situated within the grounds providing facilities for those with an interest in horses and horsemanship with the grounds also having enclosed paddock areas, are riding arena which is fully lit and will double as a winter turnout. A further outbuilding offers storage for garden equipment and paraphernalia. There is a public bridleway which leads from the property.

Location

The hamlet of Five Oaks is situated just to the north of Billingshurst, where amenities include shopping, a medical centre, butcher, cafes, pubs and restaurant. The village also offers a leisure centre with gym and swimming pool, along with a mainline station with regular services to London Victoria (1hr and 12 mins) and the south coast. The market town of Horsham is within easy reach and provides a comprehensive range of facilities including John Lewis Home and Waitrose, Swan Walk shopping centre, a varied restaurant quarter, Horsham Park and Pavilions Leisure Centre. There are excellent road connections via the A29, A272 and A24 to access Guildford, Brighton, Gatwick Airport and the M25 Motorway Network. Well-regarded schooling in both the state and independent sectors is available in the vicinity.

Note: DC/24/1983 Pre approval from Horsham District Council for rear extension and replacement porch. Decision due on 28/02/25. Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority



Distances

- Billingshurst 1.4 miles
- Horsham 5.7 miles
- Guildford 16 miles
- London Gatwick Airport 20 miles
- Brighton 27 miles

Nearby Stations

- Billingshurst railway station
- Christ's Hospital railway station
- Horsham railway station

Key Locations

- Slinfold Golf & Country Club
- Ebernoe Common Nature Reserve, Sussex
- National Trust- Black Down
- Warnham Local Nature Reserve

Nearby Schools

- Atelier 21 School
- Manor House School
- Dorset House School

- Christ's Hospital School
- The Weald School
- Penntorpe School
- Seaford College

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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,138 sq ft (199 sq m)
 Carport internal area 280 sq ft (26 sq m)
 Annexe internal area 435 sq ft (40 sq m)
 Outbuilding internal area 793 sq ft (74 sq m)
 Total internal area 3,646 sq ft (339 sq m)
 For identification purposes only.

Directions

RH14 9AZ
 ///What3words:symphonic.grants.seemingly - brings you to the driveway

General

Local Authority: Horsham District Council
 Tel: 01403 215100
Services: Mains water, electricity and drainage. Oil fired heating.
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Horsham

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