

# Champions Farm

Thakeham, West Sussex











# Champions Farm

Storrington Road, Thakeham, West Sussex, RH20 3EF

A refurbished Grade II listed country house set in beautiful rolling West Sussex countryside.

## Accommodation

### Main Lot

Entrance hall | Dining room | Breakfast room | Kitchen/family room | Larder | WC  
Utility room | Study | Drawing room | Conservatory  
Master bedroom with en suite | Four further bedrooms | Shower room | Bathroom | Two further bedrooms

### Stable Cottage

Drawing room | Dining room | Conservatory | Kitchen | Bedroom  
Bedroom | Bathroom

### Annexe

Kitchen/sitting room | Shower room | Bedroom

### 20 Car Barn

Car lift | Workshop

**In all about 33.14 acres**

**A further 28 acres of land is available- subject to negotiation**

**Main House:** 4,446 sq ft

**Ancillary Accommodation:** 1,475 sq ft

**Total Accommodation:** 5,921 sq ft

**Car Barn:** 4,042 sq ft

**Total:** 9,963 sq ft



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## Champions Farm House

### A brief history

The house dates from the Thirteenth Century, being first mentioned in the Subsidy Rolls of Sussex in 1296. From the 16th to the 19th Century it was owned by the Shelley family. Edward Shelley, owner of Champneys Manor (as it was then known) was hanged at Tyburn in 1588 for sheltering a priest. The house was then much larger, hence the ceilings being higher than is usual in older Sussex houses. A fire in the 19th Century destroyed the greater part of the house. In the 1930s the house and farm were bought by Fred Francis, Senior Partner of stockbrokers Brewin Dolphin and Francis. He employed a very renowned local builder Frank Duke of Steyning to restore the remaining part of the house.

In 1955 Sir Archibald and Lady James, grandparents of the present owners, acquired the house and ran the dairy farm until recently. Between 2015 and 2019 the house has been extensively modernised, the roof totally restored, a new conservatory and a new kitchen installed and 43 windows replaced. During recent restoration the location of the priest's hole and secret access were located.

The soil type of the land is grade II greensand, which is highly sought after for vines as well as crops and vegetables, hence the proximity of local vineyards such as Nyetimber.







## Situation

Pulborough station 4.6 miles  
 Billingshurst station 6.6 miles  
 Horsham station 13 miles  
 Gatwick Airport 28 miles  
 Heathrow airport 52 miles  
 London 53 miles  
 (all distances are approximate)

## Property

The property sits in 33.14 acres of manicured gardens, rolling fields and enjoys beautiful views across the South Downs, a further 28 acres of land is available - subject to negotiation. There is substantial car garaging for up to 20 cars, which (subject to planning)

could be converted to stabling, an indoor riding school or possibly further accommodation. Champions Farm sits almost in the middle of its own land and benefits from no visible neighbours and a very quiet position.













KEEPERS COTTAGE



# Approximate Gross Internal Floor Area

Main House: 413 sq m / 4,446 sq ft

Ancillary Accommodation:

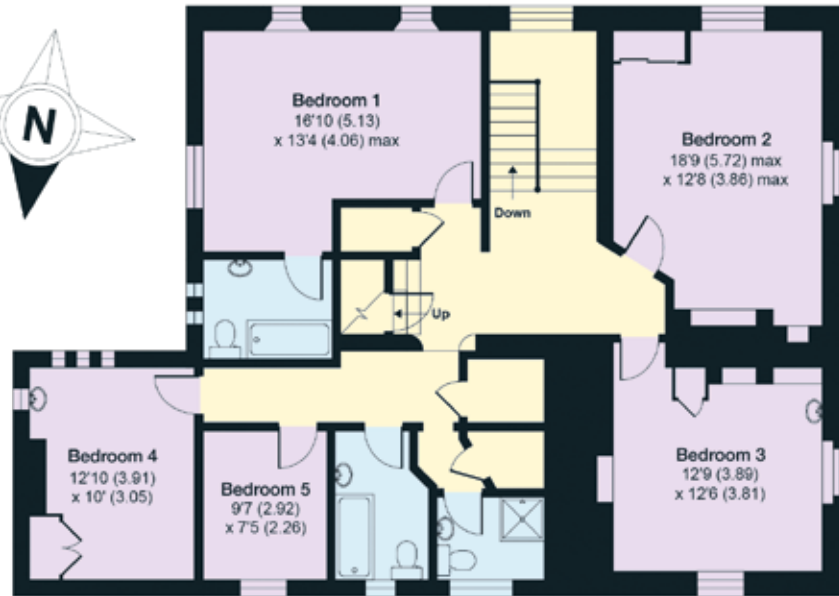
137 sq m / 1,475 sq ft

Total Accommodation: 550 sq m / 5,921 sq ft

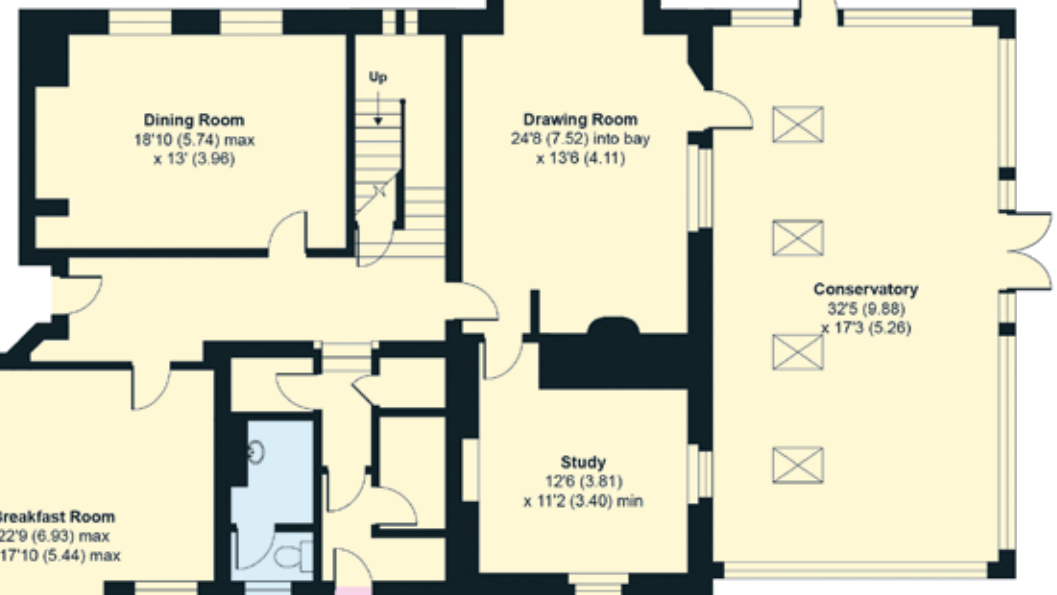
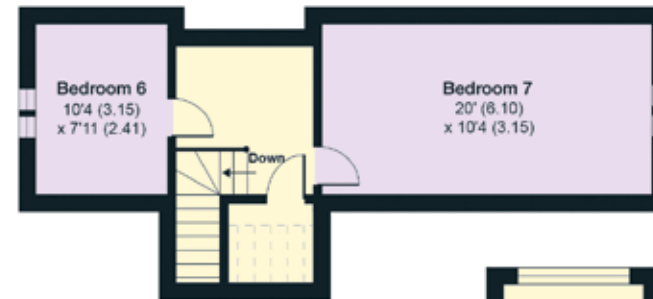
(Excludes restricted head height)

This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



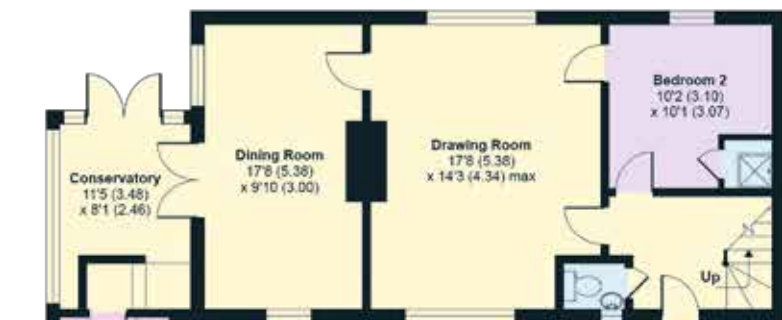
First Floor



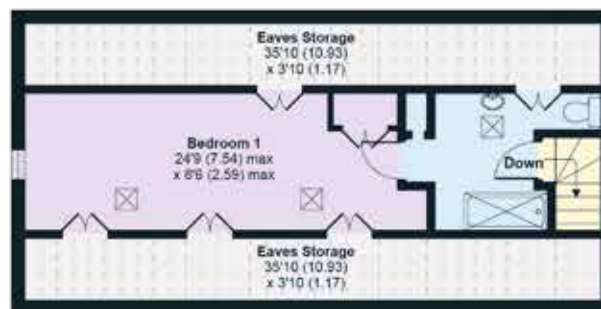
Ground Floor

Denotes restricted head height





Stable Cottage: Ground Floor



Stable Cottage: First Floor



Keepers Cottage



Car Barn

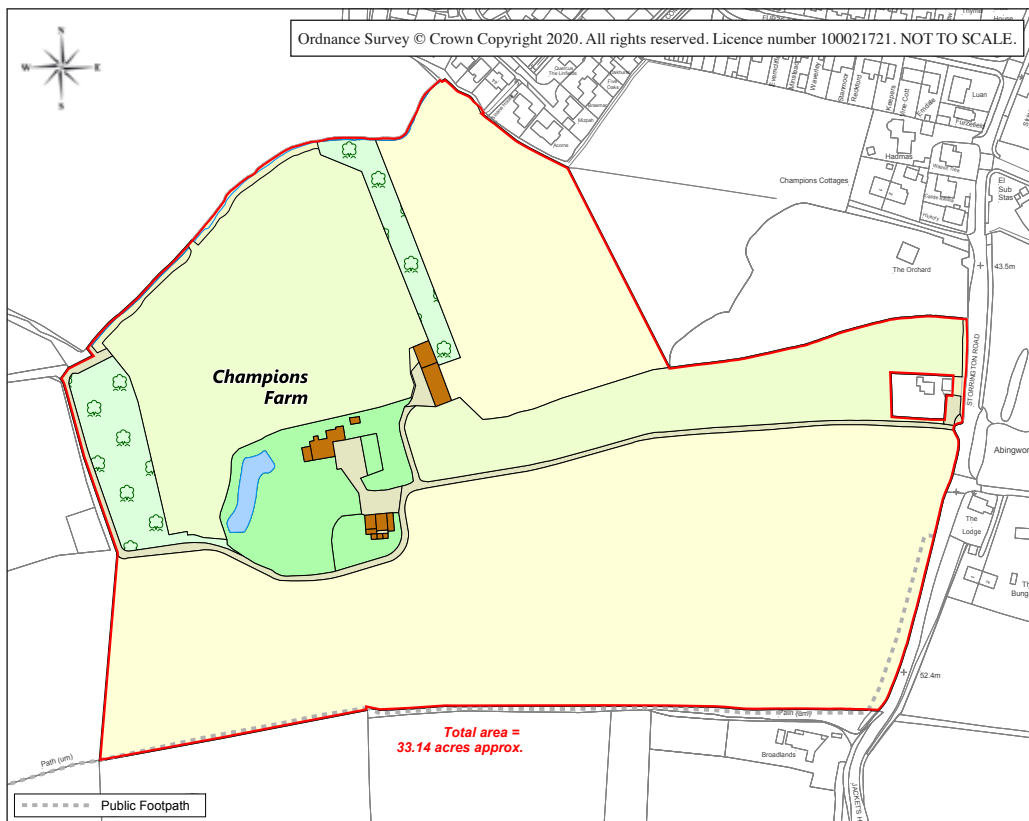
**Approximate Gross  
Internal Floor Area  
Ancillary**

**Accommodation:**  
137 sq m / 1,475 sq ft  
**Total Accommodation:**  
550 sq m / 5,921 sq ft  
**Car Barn:**  
375.5 sq m / 4,042 sq ft

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## Services

Our clients have informed us that the property benefits from mains drainage, mains water and electricity and oil fired central heating.

## Directions

From Horsham take the A24 south and continue for around 5.6 miles until you reach the crossroads at the A272. Turn right onto the A272 heading west towards Coolham for around 2.9 miles. When you reach Coolham at the crossroads turn left onto Coolham Road. Continue for around 4.5 miles towards Thakeham. Drive through the village of Thakeham and after around 110 yards the entrance to Champions Farm can be found on your right-hand side.

## Local Authority

Horsham District Council 01403 215100



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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