



Toat Farm

Bashurst Hill, Itchingfield, West Sussex, RH13 0PB

Batcheller
Monkhouse



TOAT FARM

An exceptional Sussex country estate of timeless distinction set at the end of a long, tree-lined approach and surrounded by approximately 4.34 acres of exquisite private grounds. This remarkable Grade II listed country house is a residence of rare beauty, heritage and quiet grandeur.

Ground Floor

- Reception Hall
- Drawing Room
- Reception Room
- Family Room
- Kitchen/Breakfast Room
- Utility Area

First Floor

- Galleried Landing
- Principal Bedroom with Dressing Room and Large En-Suite
- Guest Bedroom with En-Suite
- 2 Further Bedrooms,
- Family Bathroom and Family Shower Room

Outside

- Long Sweeping Driveway
- Stunning Established Gardens
- Outdoor Heated Swimming Pool
- Orchard and Pond
- Traditional Sussex Barn with Class Q Planning
- Open Fronted Car Port
- Outbuilding Currently Used as a Gymnasium



DESCRIPTION

Toat Farm is perfectly positioned to offer complete seclusion, yet within effortless reach of key transport links and amenities, representing the very essence of refined Sussex living. With origins dating from the 15th and 17th centuries, the house is a masterclass in vernacular architecture. Its fine oak timber frame, resting beneath a traditional Horsham stone and clay tiled roof, speaks to centuries of craftsmanship. Subsequent additions have been executed with sensitivity and architectural integrity, enhancing the scale and comfort of the home while preserving its historic soul. The result is a house that feels both deeply rooted in history and entirely suited to modern life.

INTERIORS OF CHARACTER AND GRACE

- From the moment of arrival, the house reveals a sequence of beautifully proportioned and atmospheric interiors. The **reception hall**, with its impressive oak staircase and commanding entrance door, sets a tone of understated elegance. The **principal reception rooms** are rich in period detail.
- The **drawing room**, anchored by a magnificent inglenook fireplace, is both dramatic and inviting, whilst the **second reception room** offers a more intimate setting. Throughout, exposed timbers, original features and carefully considered finishes create a sense of warmth and authenticity.
- At the heart of the home lies a characterful **kitchen/breakfast room**, where traditional materials – including Welsh slate flooring and a classic four-oven Aga as well as Miele fitted appliances which include an induction hob and fitted Miele fitted conventional ovens, space for freestanding fridge freezer – are paired with modern functionality.
- The adjoining **family room** opens effortlessly onto the terrace, allowing for a natural rhythm between indoor and outdoor living.
- The **principal bedroom suite** is a sanctuary of calm with vaulted ceiling and windows with views to the front and side gardens and pond area. Along with a **dressing room** there is also a beautifully appointed large, bright and airy **en-suite bathroom** with separate bath and shower.
- **3 further bedrooms** provide elegant accommodation some partially wallpapered, all of which share a contemporary **family bathroom and family shower room**.
- A separate **guest suite with en-suite**, discreetly positioned within a later wing and accessed via its own staircase, offers privacy and independence for visitors or extended family including its own **family room** which also provides direct access onto the gardens/patio area.



GROUNDS OF EXCEPTIONAL BEAUTY

The approach to the house is nothing short of captivating – a sweeping driveway flanked by mature oak trees, culminating in a sense of arrival that is both impressive and serene.

The gardens and grounds are integral to the property's allure. Expansive lawns are interspersed with specimen trees and framed by thoughtfully designed formal gardens. A classical rose garden with box hedging sits to one aspect, while a tranquil pond, complete with a graceful weeping willow, provides a moment of quiet reflection.

Beyond, an orchard and productive vegetable garden, complete with greenhouses, offer both beauty and practicality. A pergola and terraces create inviting spaces for al fresco dining and summer entertaining.

The swimming pool, discreetly positioned within the landscape and benefitting from solar heating with supplementary oil-fired support, provides a refined leisure element, perfectly in keeping with the setting

OUTBUILDINGS AND ENDURING VERSATILITY

A traditional Sussex barn forms a striking architectural companion to the main house, complemented by an oak-framed open-fronted car port, historically believed to have been stables. This now benefits from Class Q Planning (reference DC/25/2106): - Conversion of existing barn and reconstruction of existing car port into a habitable annexe.

Additional outbuildings include a garden store and a well-appointed garden room with power and light, offering potential for a home office, studio or further ancillary accommodation, subject to the necessary consents.

The inclusion of a paddock enhances the estate's versatility, lending itself equally to equestrian pursuits or the simple enjoyment of open space.

AMENITIES

Local: The property is situated in a peaceful rural location on the edge of the village of Itchingfield with its primary school and parish church. The village of Barns Green lies approximately 3 miles away and has a large village green, village hall, public house and store.

Towns and Cities: Horsham lies approximately 3.5 miles away, offering a comprehensive range of amenities, from independent boutiques to fine dining and leisure facilities.



Transport: Communications are excellent, with convenient access to the A24 and the wider motorway network via the M23. Mainline rail services provide swift connections to London, while Gatwick Airport is within easy reach, facilitating both domestic and international travel.

Schools: There is an excellent range of schooling in the area including The Weald, Collyers, Farlington and Christ's Hospital, and Itchingfield Primary School.

Leisure: Recreational opportunities are provided at The Bridge Leisure Centre, Slinfold Golf & Country Club, Horsham Park and Pavilions Leisure Centre, Horsham Sports Club and The Capitol, a multi-purpose arts venue.

DIRECTIONS

What3Words: ///continued.forge.sidelined

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Alberly House, Springfield Road, Horsham, West Sussex, RH12 2GB. Telephone: 01403 215100 Website: www.horsham.gov.uk

Services (not checked or tested): Mains water and electricity. Private drainage. Oil fired central heating.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number: WSX120768.

Council Tax: Band H

EPC: E



OFFERS IN THE REGION OF £2,500,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

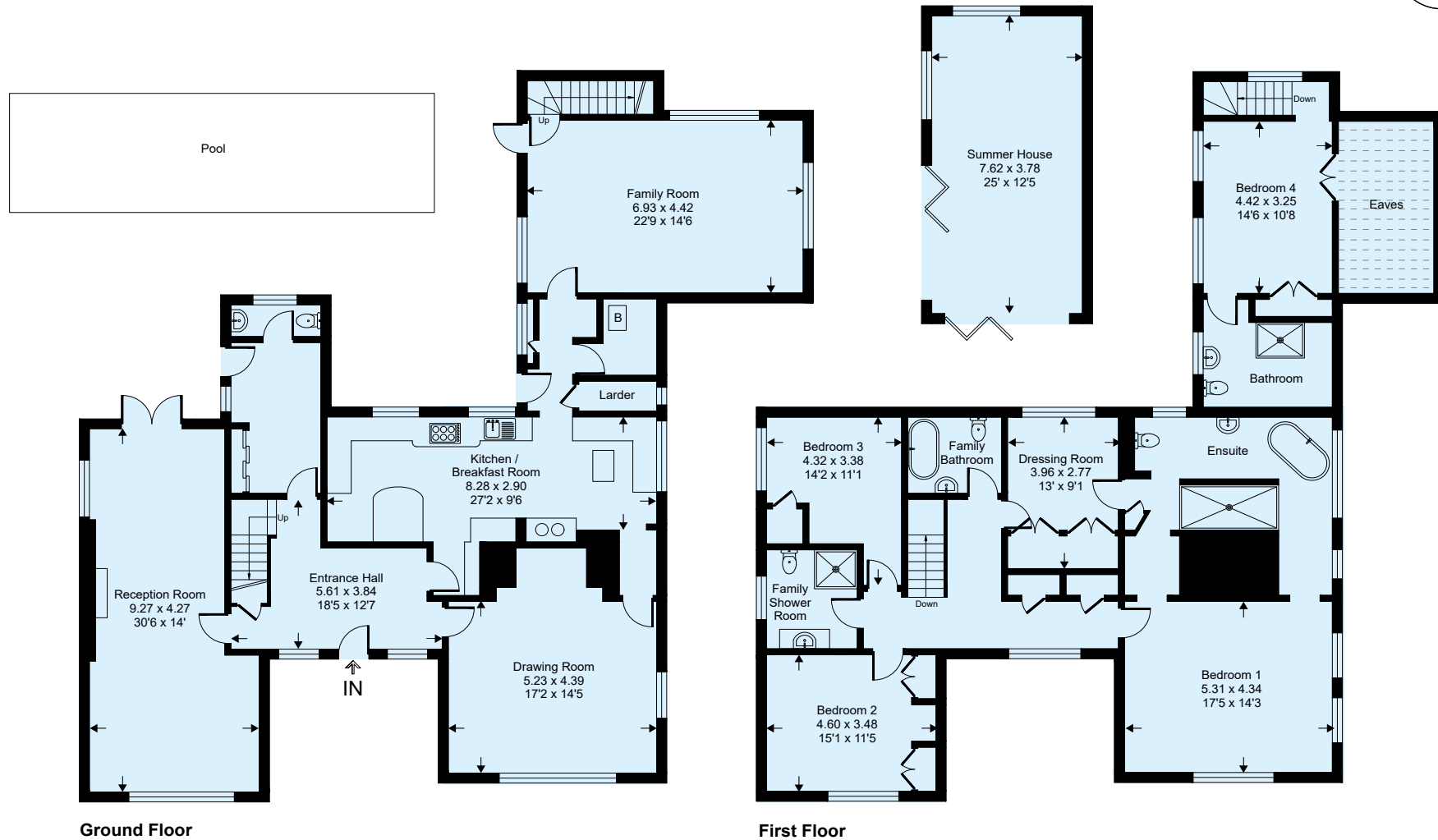
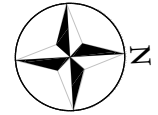
Pulborough
01798 872081
sales@batchellermonkhouse.com

Surrey Hills
01483 617697
surreyhills@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

Toat Farm, RH13

Approximate Gross Internal Area = 322.6 sq m / 3473 sq ft
 Approximate Outbuilding Internal Area = 28.7 sq m / 310 sq ft
 Approximate Total Internal Area = 351.3 sq m / 3783 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Toat Farm, Bashurst Hill, Itchingfield,
Horsham, West Sussex, RH13 0PB



Produced on Land App, Apr 27, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100069532)

For identification purposes only and excluded from any contract

