



Grain House, Dukes Hill, Thakeham

# Grain House

DUKES HILL, THAKEHAM, WEST SUSSEX RH20 3EW

PLANNING PERMISSION REF: DC/18/2434  
APPROXIMATELY 6,300 SQ FT OF ACCOMMODATION  
GLORIOUS VIEWS  
71.2 ACRES  
PRIVATE WING

FIVE BEDROOM SUITES  
ANCILLARY BASEMENT ACCOMMODATION  
PP FOR OUTDOOR SWIMMING POOL

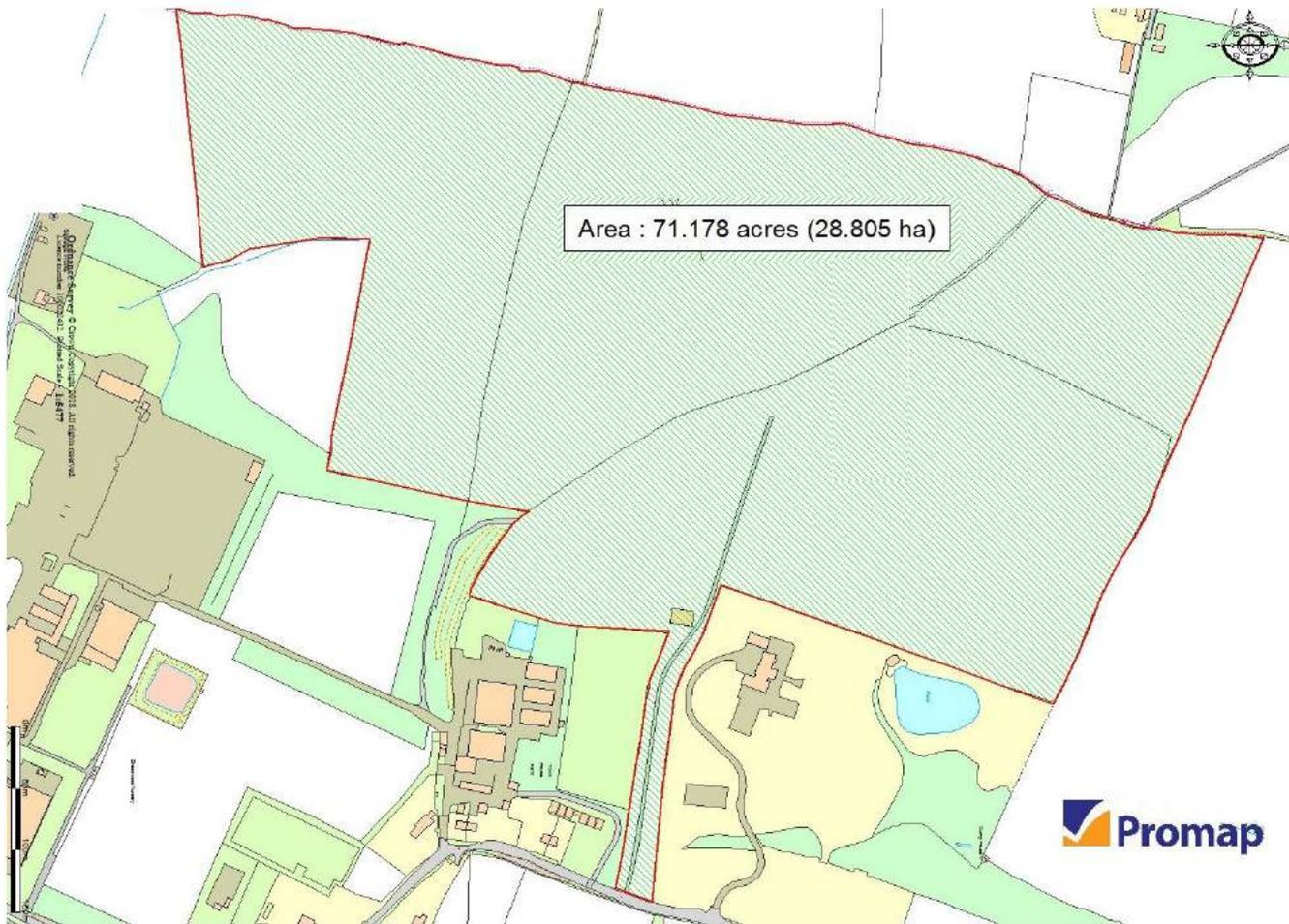


A truly unique opportunity to build a stunning contemporary home set within just over 71 acres with far reaching views across open farmland to the South Downs National Park.

## THE PROPERTY

Grain House offers the future owner an opportunity to build a unique home in the most stunning of locations. Grain House was awarded planning permission on the basis of the exceptional quality and innovative nature of the design of the dwelling. The scheme was designed by Studio Bark and reviewed by Design South East.

Reception hall/lobby - Kitchen - Open plan living area with snug - Dining area - Cloakroom - 5 Double bedrooms with en suites - Conservatory - Exterior courtyard - Private wing with additional entrance hall/lobby, kitchen/sitting/dining area and library - Ancillary basement accommodation - Outdoor swimming pool - Gardens and grounds of about 71.2 acres



## GARDEN AND GROUNDS

Grain House is approached from Storrington Road down a long tree lined track affording privacy upon arrival. Beyond the property lies approximately 71.2 acres of agricultural land currently laid to pasture. The glorious views towards the South Downs National Park are of particular note whilst every effort has been made for the property to blend into its location and surrounding countryside.

## SITUATION

The historic village of Storrington lies about 3 miles to the south and provides a comprehensive selection of shops and amenities. The market town of Horsham is about 12 miles to the north east and provides a wide range of facilities including a John Lewis at Home and Waitrose, Swan Walk shopping centre, varied restaurant quarter, Horsham Park and Pavilions Leisure Centre, Horsham Sports Club and The Capitol – a multi-purpose arts venue. Horsham also has a mainline station with links to London Victoria (about 56 minutes) and London Bridge (about 55 minutes). Alternatively, Billingshurst station (about 6 miles distance) provides direct links to London Victoria in about 68 minutes. The area also provides an excellent selection of state and private schools, notably Steyning Grammar, Lancing College, Dorset House, Pennthorpe and Farlington. Of particular note is the proximity to Goodwood which lies about 18.5 miles to the south west and incorporates the luxurious Goodwood Hotel and Waterbeach Spa, and Golf and Aero clubs. Goodwood also hosts a number of well renowned sporting highlights such as Glorious Goodwood, Festival of Speed and Revival.

Storrington 3 miles  
 Horsham 12 miles  
 Goodwood 18.5 miles  
 Brighton 20 miles  
 London 52 miles

All distances approximate



GROUND FLOOR GIA: 492 sq. m  
 BASEMENT GIA: 208 sq. m  
 TOTAL GIA: 700 sq. m

fourfoursixsix

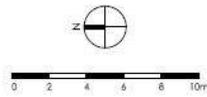
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Annotations are in red unless otherwise stated.

Drawings not for construction. Do not scale from drawings. All measurements to be verified on site. Any discrepancies to be reported to the Project Architect before any work commences.

- 1. Entrance Lobby
- 2. Library
- 3. Living Room
- 4. Stairs to Basement
- 5. Dining Room
- 6. Kitchen
- 7. Void to Basement Courtyard
- 8. Bedroom w/ En-suite
- 9. Master Bedroom
- 10. W.C.
- 11. Conservatory
- 12. Annex
- 13. Swimming Pool
- 14. Tennis Court



No.	Description	Date	By	Rev.
01				
02				
03				
04				
05				
06				
07				

Project:	GRAIN HOUSE
Location:	THAKEHAM, UK
Status:	PRELIMINARY
Project No.:	267

Drawing Title		
PROPOSED GROUND FLOOR PLAN		
Drawing No.:		
GA200 (1101)		
Date:	Scale:	Rev.
29/10/2018	1:100	-

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**DIRECTIONS**  
 From the Buck Barn junction of the A24 and A272 (south of Horsham), drive west towards Billingshurst on the A272. After approx 3 miles, turn left at the Selsey Arms PH onto the B2139/Coolham Road heading towards Thakeham for approx 3.5 miles. At the top of the hill after passing the entrance to Thakeham Manor on the right, turn almost immediately right where you will find the entrance (five bar gate) to Grain House and its tree lined track.

**AGENT'S NOTE**  
 Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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