



South Downs Cottage, Cocking, West Sussex, GU29 0HD

£825,000



South Downs Cottage, Cocking

A rare opportunity to acquire an immaculate, recently built high specification detached home with three bedrooms in a picturesque and sought after location in the heart of the South Downs National Park. South Downs Cottage is bathed in light and has been engineered with luxury in mind, offering thermostatically controlled under floor heating to the ground floor, a wood-burning stove, an eco-friendly air source heat pump, ultrafast broadband with speeds up to 1600 Mbps – ideal for home working or streaming, and exceptionally low running costs.

The ground floor flows beautifully and is finished with high-quality engineered oak and tiled flooring. The sitting room offers a warm, inviting space with a log-burning stove and French doors opening to the garden. At the heart of the home is a bespoke Neptune kitchen, complete with a Butler sink and premium Miele integrated appliances. This opens into a generous dining and family area, ideal for entertaining. Bifold doors lead out to the meticulously landscaped, west-facing garden, a sun trap with Luxaflex remote-controlled awning for year-round enjoyment. A separate utility/boot room with bespoke Neptune cabinetry including a feature larger cupboard provides practical space with a rear access door, extra storage and a Franke sink – perfect for countryside living.

Upstairs, three well-proportioned double bedrooms all enjoy views across open fields and come with bespoke fitted wardrobes. The principal suite is double-aspect with a stylish ensuite, while the remaining bedrooms share a luxurious family bathroom featuring a walk-in shower, separate bath and chrome ladder radiator.

The home has recently been redecorated internally and externally, enhancing its characterful Flemish Bond brickwork. The converted garage serves as a fully functional home office/gym with power and high-speed internet, and could be easily reverted if desired.

A viewing is highly recommended to appreciate the attention to detail, thoughtful upgrades and the high level of comfort and convenience this exceptional home has to offer.





South Downs Cottage, Cocking

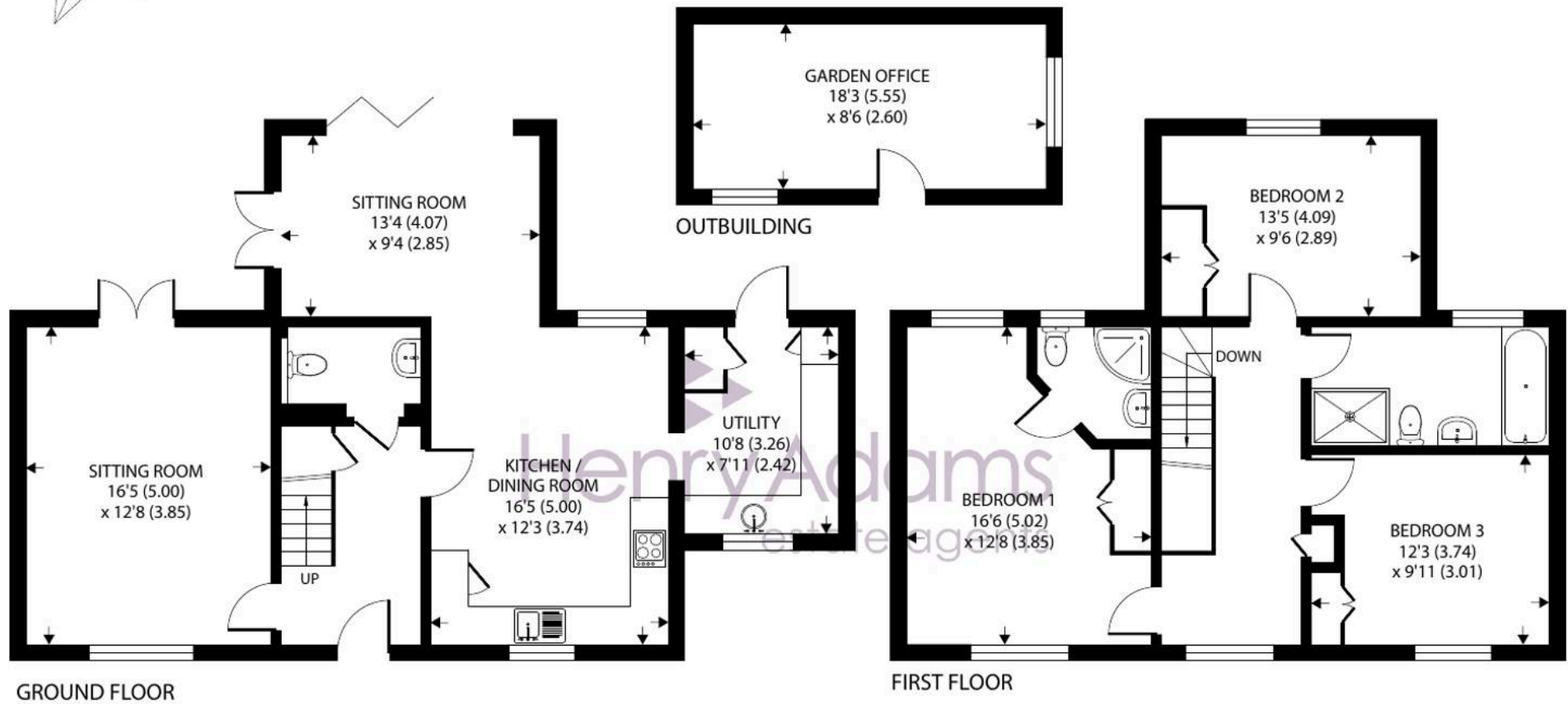
Freehold / EPC - B / Council Tax Band - F

- No Onward Chain
- Low Maintenance, Hassle Free Living
- Energy Efficient Home Constructed in 2017 with a 10 Year Build Warranty
- Extensive Additional Improvements
- Immaculate Condition and Outstanding Quality Throughout
- Air Source Heat Pump and Underfloor Heating
- Mains Water and Sewage
- Ultrafast Broadband to the Property - 1600Mbps
- Professionally Landscaped, Low Maintenance Gardens
- Ample Storage Space Throughout, Including the House and Garage Lofts
- High Specification Garage Conversion
- Bespoke Neptune Kitchen and utility with Integrated Miele Appliances
- Fitted Wardrobes in all Bedrooms
- Three Double Bedrooms / Two Bathrooms (One Ensuite)
- Alarm System and External Security Lights
- A Generous Size Plot Enjoying Complete Privacy
- Wood Burning Stove in Lounge
- Private Drive for Several Cars
- Village Pub and Shop
- Access to Countryside Walks
- Nearby Bus Stop
- Planning Permission Granted in 2018 to Construct a Glazed Rear Extension (SDNP/18/00144/HOUS)

Location:

The sought after village of Cocking lies in the heart of the National Park, offering fast access to Goodwood, Cowdray, the south coast and to the towns of Midhurst, Haslemere, Petersfield and Chichester, as well as local schools, a leading medical centre and exceptional walks and scenery in the South Downs.





Approximate Area = 1442 sq ft / 133.9 sq m
Outbuilding = 155 sq ft / 14.3 sq m
Total = 1597 sq ft / 148.2 sq m

For identification only - Not to scale







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.