



QUINCE COTTAGE

West Harting, Petersfield GU31 5NT

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A pretty village cottage
with delightful gardens
and views to the
South Downs

Accommodation

Entrance Hall | Sitting Room | Kitchen/
Dining/Family Room | Office | Cloakroom |
3 Bedrooms | Family Bathroom |
En Suite Shower Room | Cellar |

2 Garages | Outbuilding | Pretty Gardens

Petersfield (and mainline station) 4.5 miles,
Midhurst 9 miles, Guildford 28 miles,
London 60 miles.

(Mileages and times approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



QUINCE COTTAGE

An attractive, brick and stone country cottage situated in one of the most sought after villages in the South Downs National Park. The Victorian semi detached cottage offers charm and character throughout with light, spacious and flexible accommodation arranged over two floors with particular notable features including a lovely open plan kitchen/dining/family room, comfortable sitting room with fireplace and wood burning stove, 3 bedrooms and a useful cellar.

OUTSIDE

The cottage is approached through a charming wooden front gate leading to a wildlife friendly garden surrounded by mature hedges, with a shingled path leading to the front door. The garden is attractively landscaped, well stocked and offering much privacy, a delightful dining terrace to the rear of the cottage and a useful detached garden bothy/ outhouse. The cottage also benefits from the ownership of two garages located close by the property.

SITUATION

Quince Cottage is located in West Harting in the South Downs National Park, a much desired rural hamlet situated approximately 1 mile from the delightful village of South Harting, which has a shop with post office, two churches, a village school, cafe and a public house. The Hartings are a small but vibrant community, located within an area of outstanding natural beauty and very accessible to the larger town of Petersfield. Petersfield has a comprehensive range of shopping, recreational facilities and a mainline station with train services to London Waterloo in just over an hour. The Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector TPS. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are extensive footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.



Approximate Floor Area = 151.8 sq m / 1634 sq ft
Cellar = 17.5 sq m / 188 sq ft
Outbuilding / Garages = 38.2 sq m / 411 sq ft
Total = 207.5 sq m / 2233 sq ft

Not to scale.
For identification purposes only.



Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill

4 Lavant Street, Petersfield

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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains electricity and water. Oil fired boiler. Private drainage (septic tank).

Broadband availability

Ultrafast available (Ofcom)

Mobile/Internet Coverage

Good internal and external (Ofcom)

Tenure

Freehold

Local Authority

Chichester District Council

www.chichester.gov.uk

01243 785166

Council Tax

Band: F

EPC

D59

Postcode

GU31 5NT

Directions

From Petersfield take the A272 signed to Midhurst. Follow this road for about a mile and take the first turning on the right signed to Sky Park Farm. Continue along this road for approximately 1.2 miles, bearing to the left where the road forks towards West Harting. Continue up the hill for approximately half a mile where Quince Cottage will be found on the left hand side.

What3Words:

///unloaded.shield.reserving

NB

Photographs and details prepared July 2025

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