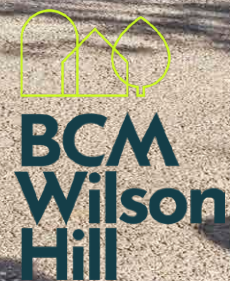




MILL LANE

# ROCK COTTAGE

South Harting, West Sussex GU31 5LD



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South Harting, West Sussex  
GU31 5LD

An attractive cottage  
situated in the heart of the  
highly desired Downland  
village of South Harting

## Accommodation

Reception Hall / Snug | Cloakroom |  
Sitting Room | Dining Room  
| Office/Garden Room  
| Kitchen / Breakfast Room | Utility Room  
| 3 Bedrooms (1 Ensuite)  
| Study/Hobbies Room  
| Bathroom | Parking | Gardens

Petersfield (and mainline station  
to London Waterloo) 4.8 miles  
| Winchester 24.6 miles  
| Guildford 31 miles | London 61 miles  
| Mileages and times approximate





## ROCK COTTAGE

An attractive and stylishly presented Grade II listed village cottage of much charm and character with clunch stone and brick quoin facing elevations beneath a tiled roof. The cottage is arranged over two floors offering comfortable, light and flexible accommodation throughout and has been thoughtfully and sympathetically enhanced over recent years, restoring and revealing some delightful features including exposed timbers and clunch stone internal walls, upgrading of the kitchen and bathrooms and the installation of a double-sided woodburning stove serving both the sitting room and reception hall / snug.

## HISTORICAL NOTE

According to historical reference, the cottage is believed to date back to the 15th Century, possibly as a modest thatched barn initially and subsequently as a Calvinist Chapel and meeting house in the 17th Century before further enlargement and adaption thereafter. The cottage has also attracted some notable previous owners including the artists, Gunning King and Lucian Paul Maze, who was considered to be the last of the post-Impressionist painters, credited for painting his friend, Sir Winston Churchill, at the cottage and for being a mentor for his artistic endeavours.



## OUTSIDE

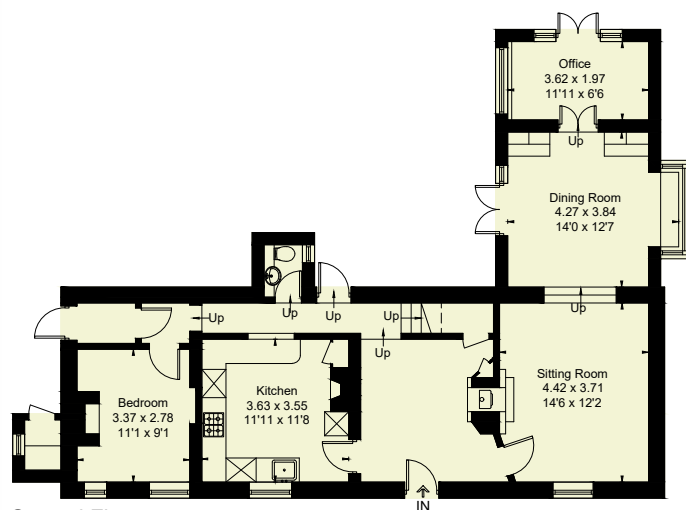
Set within attractive wrought iron railings a central gate provides access to the front door. To the side of the cottage is a private parking area for two vehicles and a covered entrance providing separate access to the cottage. The gardens are predominantly to the side and rear offering much privacy and providing various areas ideally suited for outdoor entertaining and enjoyment.

## SITUATION

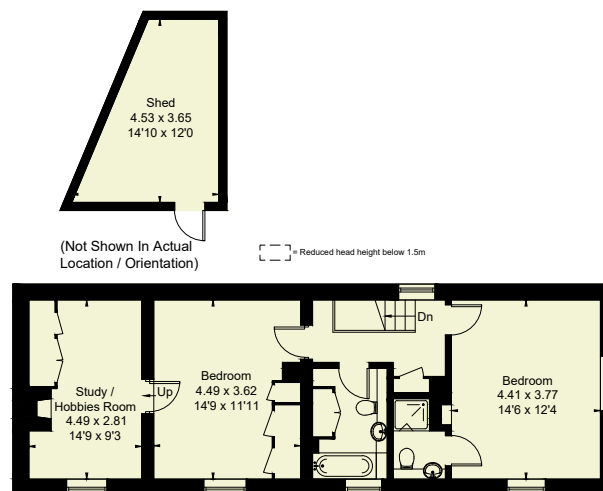
Situated on a lane in the centre of the village within easy walking distance of all village amenities and many lovely country walks, South Harting is a delightful, thriving village boasting a pub, café, school, shop and post office, two churches and various clubs and societies. The popular market town of Petersfield is 5 miles away and has a mainline station with services to London Waterloo in just over an hour and access to the A3, which provides good regional links to Guildford and the M25 beyond, and the South Coast. The area has an excellent range of schools including Bedales, Churcher's College and Ditcham Park together with The Petersfield School and Bohunt in the state sector. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and The South Downs Way runs to the south of the village. The larger regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast, Polo at Cowdray Park and racing at Goodwood.



Approximate Floor Area = 151.8 sq m / 1634 sq ft  
Store = 1.1 sq m / 12 sq ft  
Total = 152.9 sq m / 1646 sq ft (Excluding Shed)



Ground Floor



First Floor

#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Services

Broadband availability  
– Superfast available (according to Ofcom).  
Mobile Coverage – Good outdoor and in home (according to Ofcom).

### Tenure

Freehold with vacant possession.

### Construction

Clunch/brick/flint with slate roof.

### EPC Rating

F34

### Local Authority

Chichester District Council  
[www.chichester.gov.uk](http://www.chichester.gov.uk)  
01243 785166

### Council Tax

Band F

### Postcode

GU31 5LD

### Directions

Proceed out of Petersfield towards South Harting on the B2146 which leads to the centre of South Harting village. Upon reaching the village, turn left at the T junction passing through the Square and as the road rises out of the village, the cottage will be located on the left hand side.

### What3Words

///gymnasium.ranges.  
riverbank

### Viewings

By appointment with  
BCM Wilson Hill only

### Selling Agent

BCM Wilson Hill  
4 Lavant St, Petersfield  
GU32 3EW  
t: 01730 262600  
e: [petersfield@bcmwilsonhill.co.uk](mailto:petersfield@bcmwilsonhill.co.uk)

NB Brochure and  
photographs dated  
September 2025.

## Petersfield

01730 262 600

[petersfield@bcmwilsonhill.co.uk](mailto:petersfield@bcmwilsonhill.co.uk)

Further offices at: Winchester | Isle of Wight | Oxford

[bcmwilsonhill.co.uk](http://bcmwilsonhill.co.uk)

