

Old Well Cottage

West Harting, West Sussex





A rare and enchanting Grade II listed home with panoramic views of the South Downs

South Harting village centre 0.2 miles, Petersfield 4 miles (London Waterloo 66 minutes), Midhurst 7 miles
Liphook 9.5 miles (London Waterloo 62 minutes), Chichester 12 miles, Haslemere 18 miles (London Waterloo 56 minutes), London 56 miles
(All distances and times are approximate)


4


3


3

Summary of accommodation

Entrance hallway | Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Utility room | Boot room | Downstairs shower/cloak room

Principal bedroom | Guest bedroom en suite | Two further bedrooms | Family bathroom


Two bay barn garage | Loggia | Pool house | Shed


In all approximately 1.05 acres


Situation


Old Well Cottage enjoys a tranquil setting on a quiet country lane in the hamlet of West Harting, near South Harting in the South Downs National Park. The location offers peace and seclusion with easy access to local amenities and transport.

South Harting features a well-regarded village shop, post office, pub, and church. Nearby, Sky Park Farm offers local produce, a café, and scenic walks, while La Follia, an acclaimed Italian café in Harting, is a local favourite praised by Tom Parker Bowles.

 To the west, Petersfield provides extensive services, a mainline train to London Waterloo, and A3 road links to London, the south coast, and major airports. To the east is Midhurst, and to the south, Chichester offers shopping, dining, theatre, and sailing at Chichester Harbour and West Wittering beach.

 The area is well-served by top schools, including Ditcham Park, Churcher's College, Bedales, Westbourne House, Seaford College, Highfield & Brookham, Amesbury, The Royal School, and St Edmund's.

 Recreational opportunities include racing at Goodwood and Fontwell, polo at Cowdray Park, and cultural events at Goodwood, Chichester Festival Theatre, and The Grange Festival.

 The nearby Harting Down and Beacon Hill offer panoramic views and excellent walking, cycling, and riding across a network of footpaths and bridleways.

Old Well Cottage

Old Well Cottage is a historic and beautifully maintained Grade II listed property, believed to date from the 16th century. This exceptional four-bedroom home offers a rare opportunity to own a significant piece of English architectural heritage. Elevated above the surrounding countryside, the house enjoys panoramic views west across the South Downs National Park providing a timeless and ever-changing rural outlook.



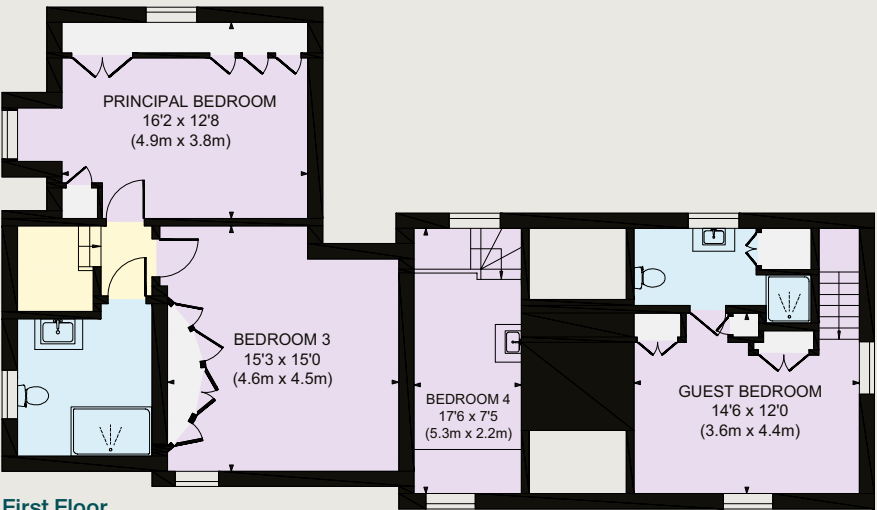
Constructed from traditional materials and rich in period detail, the house retains many original features, including exposed oak beams, inglenook fireplaces, and hand-crafted leaded windows. The interiors are generously proportioned and well-appointed, combining the charm of the 16th century with the discreet comforts expected of a refined country residence.



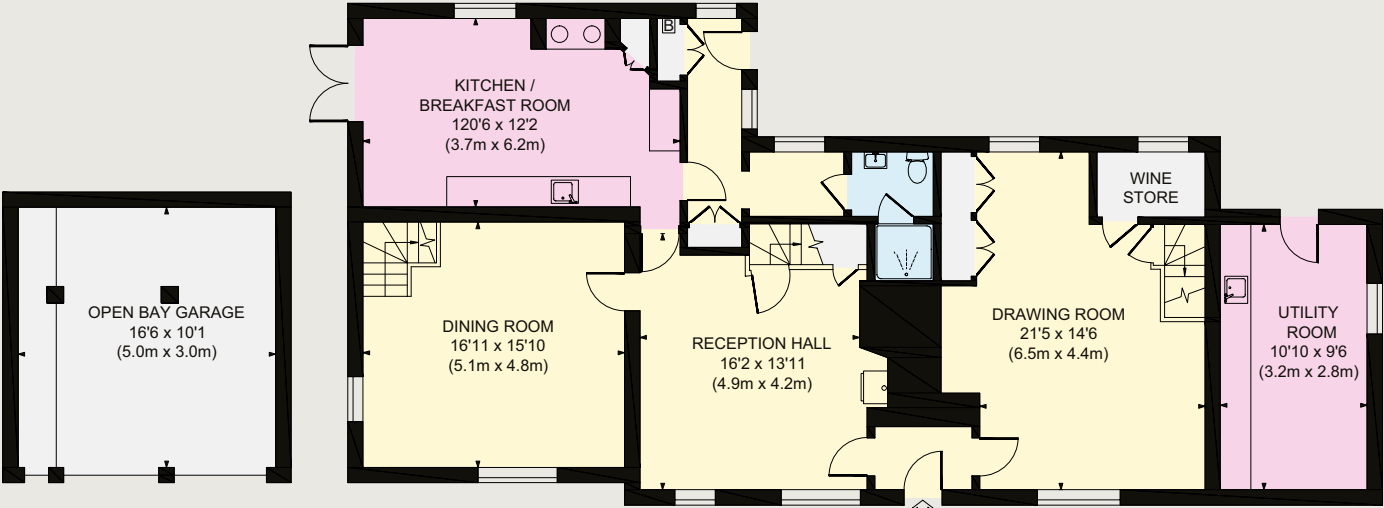




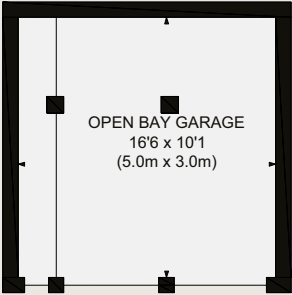
Approximate Gross Internal Floor Area
Main House 2419 sq. ft / 224.74 sq. m
Garage 161 sq. ft / 15.0 sq. m
Outbuildings 119 sq. ft / 11.14 sq. m
Total 2699 sq. ft / 250.88 sq. m



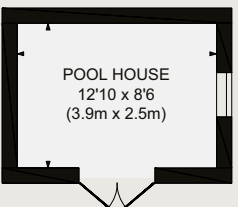
First Floor



Ground Floor



Garage



Outbuilding

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens and Grounds

The house is set within mature, well-tended gardens that complement its historic character. Thoughtfully landscaped and bordered by established hedging and specimen trees, the grounds offer a high degree of privacy as well as a series of elegant outdoor spaces for entertaining or quiet enjoyment.

A particular highlight is the outdoor swimming pool, which is sensitively positioned within the garden and maintained by a professional local company. Surrounded by greenery and with views of open sky and countryside, it offers a private and peaceful setting for summer living.

The wider gardens are cared for by an experienced gardener familiar with the property, ensuring the grounds remain in excellent condition throughout the seasons.

In addition to its principal grounds, the property benefits from the rental of a small private paddock from a neighbouring farmer, currently let at £250 per annum. This additional land provides useful extra space, whether for equestrian use, recreation, or as a peaceful extension of the garden.



Property Information

Services

We are advised by our clients that the property has mains water and electricity together with private drainage and LPG-fired central heating.

Tenure

Freehold

Local Authority

Chichester District Council and
South Downs National Park Authority

Council Tax

Band G

Directions

Postcode: GU31 5NT
What3words: ///poetic.neckline.imply

Fixtures and fittings

Only those mentioned in these sales particular are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewings

All viewings are strictly by prior appointment
with Knight Frank.



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