



# HURSTFIELD HOUSE

Hurst, Near South Harting, West Sussex GU31 5RF





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

# HURSTFIELD HOUSE

Hurst, Near South Harting, West Sussex GU31 5RF

An attractive country house of much charm and character with numerous outbuildings including a detached Annexe / Cottage, set within lovely gardens of approximately 1.14 Acres (0.461 ha)

## Accommodation

### Main House:

Entrance Hall | Cloakroom | Drawing Room | Dining Room | Study Area | Sitting / Family Room  
| Kitchen / Breakfast Room | Utility Room | Principal Bedroom with Ensuite Bathroom and Dressing Room  
| Guest Bedroom with Ensuite Bathroom | 2 Further Bedrooms | Family Shower Room

### Cottage:

Sitting Room with Kitchen Area | Bedroom | Bathroom

### Outside:

Extensive Parking | Detached Double Garage with Room Above | Detached Workshop / Store  
| Summerhouse | Gardeners WC | Delightful Gardens extending in all to  
approximately 1.14 Acres (0.461 ha)

South Harting 1.5 miles | Petersfield (and mainline station to London Waterloo) 2.3 miles  
| Chichester 13.9 miles | Guildford 28 miles | Mileages and times approximate







COTTAGE



COTTAGE

## THE PROPERTY

Exuding character and charm in abundance, Hurstfield House is an extremely attractive period country house understood to date back to the c. 16th Century with later additions. The property, a former Yeoman's farmhouse, is beautifully presented throughout having been refurbished in 2023 by the current owners, offering spacious, welcoming and flexible accommodation arranged over two floors combining a wonderful mix of character features which include exposed timbers and attractive fireplaces with more modern conveniences attributed to current day living including some underfloor heating. The house is stylishly appointed throughout and furthermore boasts a separate, detached one bedroom cottage, also beautifully appointed and a number of additional, useful outbuildings.



COTTAGE

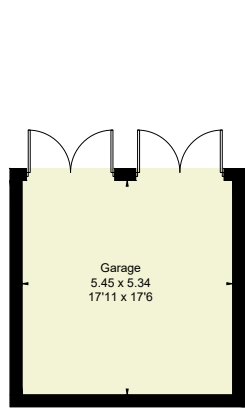
## OUTSIDE

Approached via a private drive with a separate, extensive parking area for several vehicles and a continuation of the drive leading to the front of the house and access to the garages. The gardens are a delightful feature of the property, arranged predominantly to the rear and side of the house enjoying a sunny, southerly aspect offering various external areas in which to relax and enjoy. There are several outbuildings housed within the gardens including a detached, annexe cottage, garaging with room / storage above, workshop / store and an attractive summerhouse. In all the delightful gardens extend to approximately 1.14 Acres (0.461 ha).

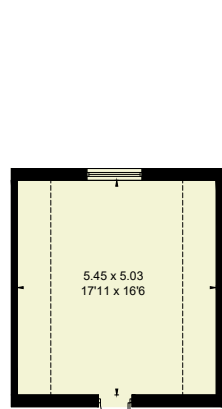
## LOCATION

Hurst is a small rural hamlet situated in the heart of the South Downs National Park between Petersfield and South Harting. The nearest facilities are either in South Harting which has a pub, café, shop with a post office, churches and primary school or Petersfield which offers a more comprehensive array of shopping and recreational facilities including a mainline train station to London Waterloo. The Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park School and in the state sector, TPS, whilst Bohunt, Churcher's Junior and Highfield and Bookham are located in Liphook. 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.

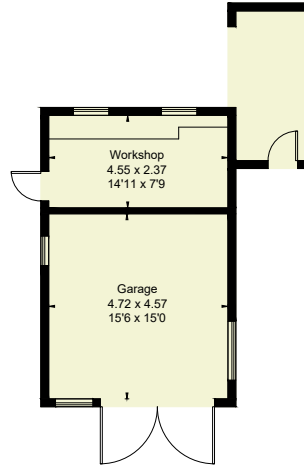
Approximate Floor Area = 254.7 sq m / 2741 sq ft  
 Outbuildings = 156.1 sq m / 1680 sq ft (Including Garages)  
 Total = 410.8 sq m / 4421 sq ft



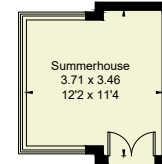
Outbuilding - Ground Floor  
 (Not Shown In Actual Location / Orientation)



Outbuilding - First Floor

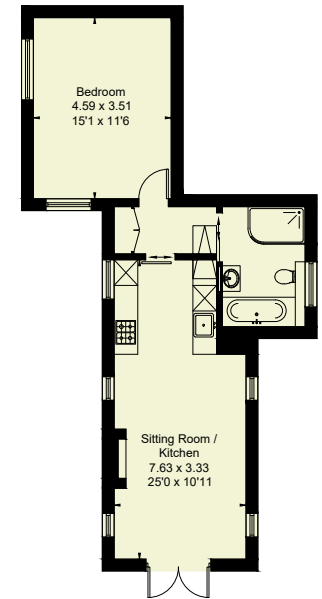


(Not Shown In Actual Location / Orientation)

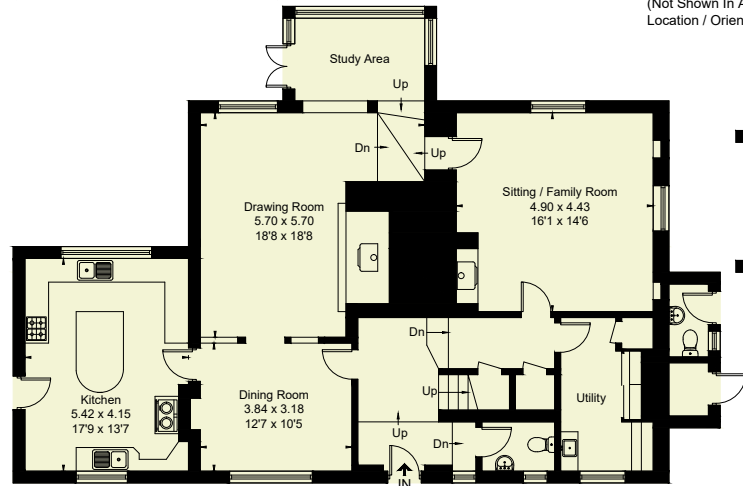


(Not Shown In Actual Location / Orientation)

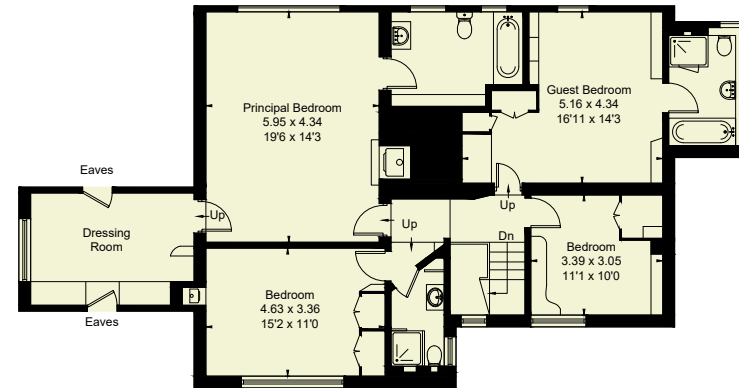
Cottage



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Services

Mains water and electricity, private drainage. Oil fired boiler providing hot water, central heating and underfloor heating. Hypervolt EV charger.

The cottage shares the water and drainage, has its own electricity meter and has electric hot water. Heating is via electric radiators.

### Broadband availability

Fibre to the premises

### Mobile /Internet Coverage

Good outdoor, variable in-home (Ofcom).

### Tenure

Freehold with vacant possession.

### Local Authority

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

### Council Tax

Band G – main house  
 Band A - cottage

### EPC

House – E41  
 Cottage – E51

### Postcode

GU31 5RF

### Directions

From Petersfield take the B2146 towards Chichester and South Harting. Follow this road for approximately 1.4 miles where the entrance to the property will be found on the left hand side.

### What3Words

///starred.energy.suits  
 (entrance)

### Viewings

By appointment with BCM WILSON HILL only

**NB** Brochure prepared May 2026

### IMPORTANT NOTICE

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

- i) 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.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) 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.
- iv) 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.
- v) 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.



**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)

