

Crypt Lane Midhurst



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£650,000



3
BEDROOM

2
RECEPTION

2
BATHROOM

About the property

FOR SALE BY AUCTION 25th February 2026

Idyllically located within the glorious South Downs countryside, this wonderful opportunity offers the chance to acquire a substantial detached home set within extensive gardens and surrounding countryside land. Providing an ideal refurbishment project, the property occupies a truly unique and picturesque setting.

Situated on the outskirts of the charming village of Cocking, the home enjoys a peaceful rural environment while remaining conveniently connected to both Midhurst and Chichester. The world-famous Goodwood Estate is also just moments away, adding further appeal to this exceptional location.

From every elevation, the property enjoys far-reaching countryside views, perfectly suiting those seeking a tranquil lifestyle immersed in natural beauty. The south-facing gardens overlook rolling farmland, while a picturesque brook runs gently through the land, lending the setting a truly magical quality. Mature woodland borders the grounds, where wild deer are often seen grazing.

Accessed via a quiet country track, the property benefits from off-road parking alongside a large double garage. The accommodation comprises three double bedrooms, a spacious double reception room, an additional dining room, a generous kitchen with separate utility room, and two bathrooms.

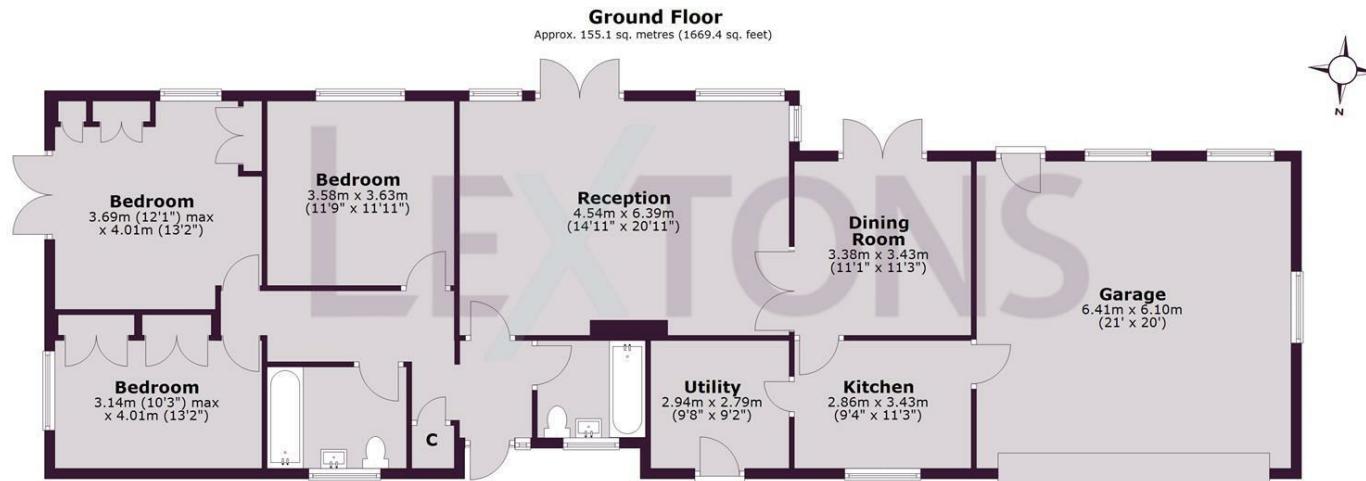
This is a rare and highly desirable opportunity to create a standout family home in one of the South Downs' most beautiful and sought-after settings.







SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Total area: approx. 155.1 sq. metres (1669.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	60	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

LEXTONS

Call our sales team to arrange
a viewing appointment:

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