

HARE PATH HOUSE

BELL LANE, COCKING, WEST SUSSEX

JACKSON-STOPS

HARE PATH HOUSE, BELL LANE, COCKING, WEST SUSSEX, GU29 0HU

TOTAL APPROX. FLOOR AREA: 300.3 SQ M / 3232 SQ FT

A BRAND NEW, HIGH SPECIFICATION FOUR BEDROOM COUNTRY HOUSE ON THE RURAL FRINGES OF THE DOWNLAND VILLAGE OF COCKING



Sitting Room

GROUND FLOOR

- Large Porch
- Entrance hall
- Sitting/Dining room
- Study
- Living Room
- Cloakroom and WC
- Kitchen/Breakfast Room
- Walk in Pantry
- Utility/Boot room

FIRST FLOOR

- Generous landing space
- Main bedroom with bathroom en suite (with steam shower) and dressing room
- Double bedroom 2 with shower room en suite
- Double bedroom 3
- Double bedroom 4
- Family bathroom with shower and bath

SECOND FLOOR

- Large adaptable open space accessible via stairs

OUTSIDE

- Secure gated entrance
- Parking
- Double car barn
- Large terrace
- In all approximately 0.28 acres



Dining Room

THE PROPERTY

Hare Path House was completed in January 2026. It benefits from a 10 year warranty and has all associated building regulation certificates. It is fit for immediate occupation.

Hare Path House is detached and built as a contemporary country house, fit for the South Downs countryside. A new home built to prevailing standards, the property has been constructed using traditional construction methods, and high quality materials throughout, benefitting from very high levels of insulation and double glazing, underfloor heating on the first and second floors with a very efficient air source heating and hot water system as well as a rainwater harvesting system.

It is situated on the very western edge of the Village amidst stunning Downland countryside and adjacent to the village hall and its recreation ground.

A gated entrance secures parking on a limestone shingle driveway and leads to an oak timber framed, clay tiled roof open bay twin car barn.

The porch leads into a large tiled entrance hall flanked by a handsome staircase and a study and panelled dining room/ sitting room as required. The living space is sizeable and centred on a Limestone and Slate fireplace with good aspect over the garden and great access to the terrace with French doors.

The kitchen/breakfast room, with Oak flooring throughout, is substantial with capacity for dining and sitting areas as well as a bespoke hand painted, in-frame kitchen including a



Entrance Hall



Kitchen/Breakfast Room

large island that carries on into the large walk in pantry. The Kitchen features the latest technology with Siemens appliances (including warming drawer, oven, steam oven, separate tall fridge and freezer (the later including a built in ice maker) and large dishwasher, along with a state of the art Bora downdraught induction hob. The large stainless steel butler style sink enjoys a Quooker boiling tap.

At the back of the kitchen with brick paver flooring and conveniently proximate to the parking area is a utility and boot room.

At the end of the hall is the cloakroom with good hanging space and a well appointed, panelled WC and freestanding furniture with wash basin.

Upstairs there are 4 good sized, bright, double bedrooms accessible from a wide and airy landing space with sizeable linen cupboard. All bedrooms have excellent built in cupboard space and thoughtfully placed plug sockets and light switches.

There is a further set of stairs leading to the second floor.

The principal bedroom is the largest with a very well appointed bathroom comprising of a mosaic tiled steam shower with double seating, Hansgrohe brassware and a Lusso Stone free standing bath, along side this sits in-room audio via a wireless Bowers and Wilkins ceiling speaker system. This bedroom also has the benefit of a walk in dressing room with Oak furniture.

The guest bedroom has a substantial walk in shower as well as WC and basin. The other two double bedrooms share the family bathroom which features a walk in shower, freestanding bath, feature vanity unit and basin. All bathrooms benefit from soft automatic night lighting

GARDENS AND GROUNDS

Hare Path House has a right of access (all purposes/all uses) of the shared driveway and from a gated entrance within well articulated boundaries on all 4 corners of the garden. To the rear of the house, accessed from the Living and Kitchen rooms are Indian Sandstone terraces, linked together and to the front of the property via limestone shingle footpaths.

THE LOCATION

Hare Path House is situated on the western fringes of the village of Cocking on the way out of the village towards Bepton. Cocking is a thriving village at the foot of the South Downs and at the centre of the South Downs National Park. The village has a church, community run pub and village shop with garage, village hall, recreation ground and tea rooms. Going west, you can easily join the gym/spa at the Park House



Kitchen



Utility Room



Study/Family Room

Hotel in Bepton or head South to Goodwood and access all the recreation facilities there (golf, motor racing, aerodrome, horse racing and all associated restaurants etc).

The town of Midhurst is close by and provide for most everyday needs, whilst Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere provides a fast service to London Waterloo.

Midhurst and the surrounding area have much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding.

DIRECTIONS

what3words: ///gratitude.shelter.housework

From Midhurst, take the A286 towards Chichester. Upon entering Cocking, at the crossroads in the centre of the village (almost opposite the garage and adjacent to the pub), turn right (West) and just before the recreation ground turn right. Hare Path House is the first house on the right-hand side.

DISTANCES

BY ROAD:
LONDON 60 MILES
MIDHURST 2.5 MILES
HASLEMERE 11.5 MILES
CHICHESTER 9 MILES

BY RAIL: HASLEMERE TO LONDON WATERLOO FROM 49 MINUTES



Bedroom





Main Bedroom

PROPERTY INFORMATION

Post Code: GU29 0HU

Services: We have been advised by our clients that the property has mains water, electricity, drainage and air source central heating and hot water.

Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: Chichester District Council.

Council Tax: Band G (provisional)

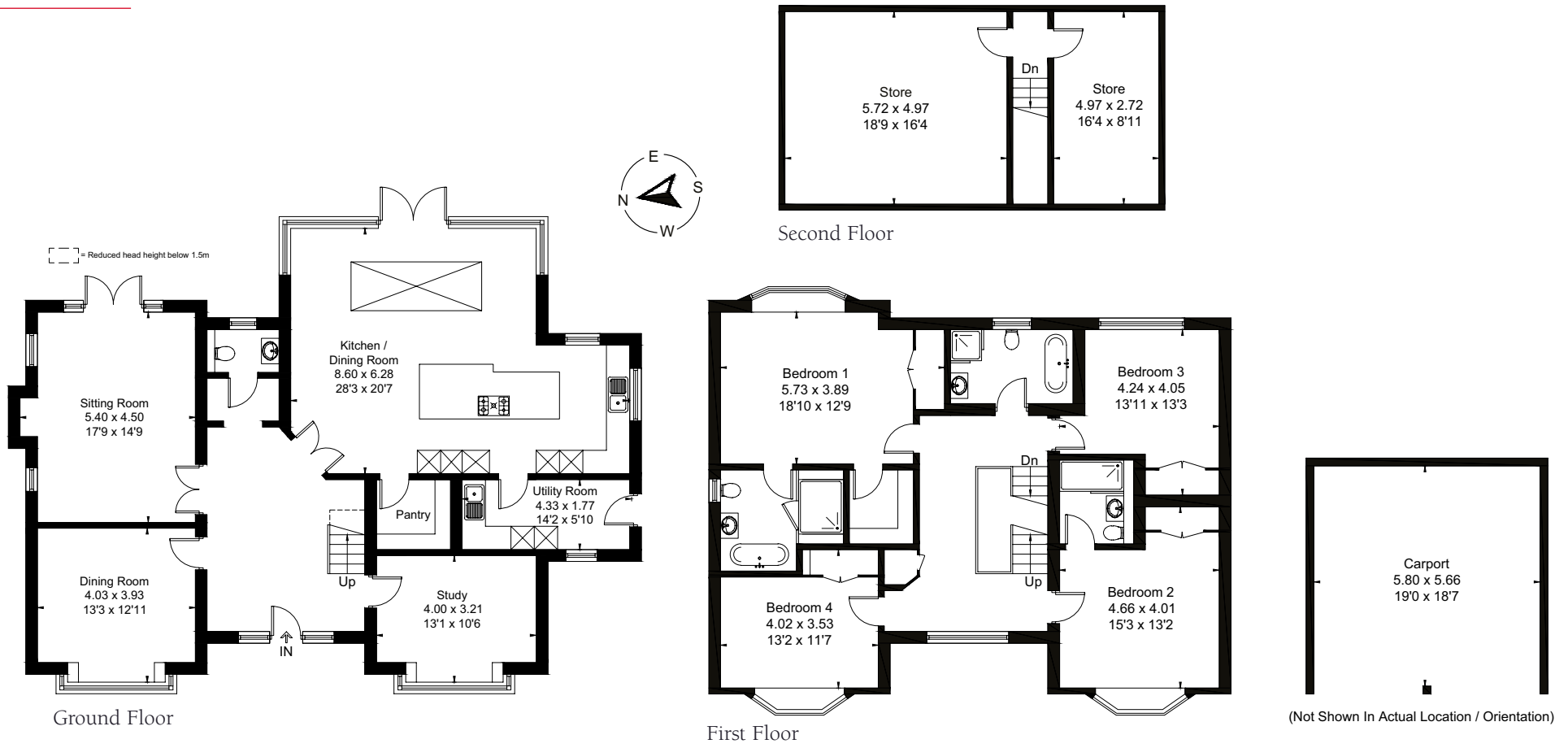
Photographs: Taken January 2026 (please note that some of these images have been virtually 'showhomed').

Viewing: All viewings are strictly by appointment with Jackson-Stops, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

HARE PATH HOUSE

TOTAL APPROX. FLOOR AREA: 300.3 SQ M / 3232 SQ FT
(EXCLUDING CARPORT)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



MIDHURST
01730 812357
midhurst@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com
rightmove

JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910