



SAYERS COTTAGE
HOYLE LANE, HEYSHOTT, WEST SUSSEX

JACKSON-STOPS 

**SAYERS COTTAGE, HOYLE LANE,
HEYSHOTT, WEST SUSSEX, GU29 0DX**

TOTAL APPROX. FLOOR AREA: 335.4 SQ M / 3610 SQ FT

A CHARACTERFUL AND THOUGHTFULLY
EXTENDED 3 BEDROOM COTTAGE, ENJOYING
FAR REACHING VIEWS OF THE SOUTH DOWNS
WITH A SEPARATE ONE BEDROOM ANNEXE



GROUND FLOOR

- Entrance hallway
- Dining room
- Kitchen / breakfast room
- Garden room
- Hallway
- Drawing room
- Utility room
- Sitting room
- Bedroom
- Shower room

FIRST FLOOR

- Double bedroom with ensuite bathroom
- Double bedroom with an ensuite WC

ANNEXE

- Bedroom
- Sitting / dining room
- Kitchen
- Shower room

OUTSIDE

- Stores
- Greenhouse



THE PROPERTY

A characterful and well proportioned cottage offering versatile accommodation, excellent entertaining space and outstanding views across the South Downs.

The property is approached over a gravelled driveway which leads to a welcoming entrance hall and into the main living accommodation. The large drawing room is a comfortable and inviting space, with a woodburning stove and three double doors opening directly onto the garden.

At the heart of the house is a generous kitchen/breakfast room, featuring a vaulted ceiling and plenty of space for both everyday living and entertaining. This leads through to a garden room, which takes full advantage of the superb views across the South Downs and provides a relaxed space from which to enjoy the setting.

There is also a separate dining room and sitting room with a woodburning stove, providing a good choice of reception spaces. A utility room and shower room add to the practical

accommodation, while a downstairs bedroom offers useful flexibility for guests or family members. On the first floor there are two further bedrooms, one with an ensuite bathroom and one with an ensuite WC.

GARDENS & GROUNDS

Outside, the property is approached via a driveway providing parking for several cars. The garden is mainly laid to lawn and bordered by mature shrubs, with field views extending along two boundaries. The position gives the property a strong sense of space and an attractive rural outlook, with the South Downs providing a striking backdrop.

A separate one bedroom annexe provides valuable additional accommodation and is ideal for guests, extended family or independent living. It comprises a bedroom, large sitting / dining room, kitchen and shower room, creating a useful and self-contained space.

THE LOCATION

Sayers Cottage is situated within the environs of the popular village of Heyshott, which has a pub, church and village hall. The village lies within the South Downs National Park and has the back drop of the South Downs, therefore, there are wonderful views all around the village and many footpaths and bridleways directly from the house for walking and riding.

The towns of Midhurst and Petworth are 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.

DISTANCES

BY ROAD:

LONDON 55 MILES

MIDHURST 4 MILES

PETWORTH 6 MILES

HASLEMERE 12 MILES

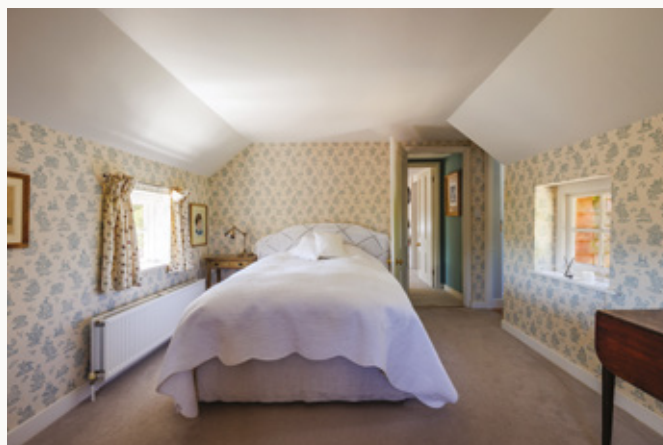
BY RAIL:

HASLEMERE TO LONDON WATERLOO
FROM 49 MINUTES

DIRECTIONS

From Midhurst, take the A286, towards Chichester. Turn left on to Bex Lane signed Heyshott and Graffham. Continue for 1.5 miles having crossed a small bridge. At the Hoyle crossroads take a right, continue on Hoyle Lane for 0.5 mile and the property will be found on the right-hand side.

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PROPERTY INFORMATION

Post Code: GU29 0DX

Services: We have been advised by our clients that the property has mains electricity, water and drainage. Oil fired central heating. None of the services have been tested.

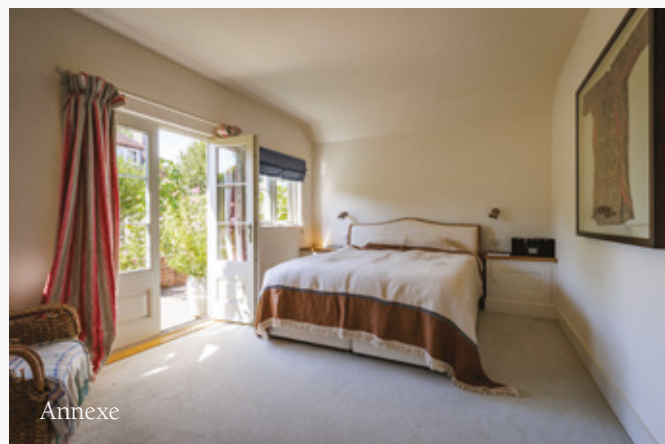
Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: Chichester District Council.

Council Tax: Band G

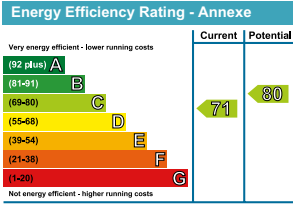
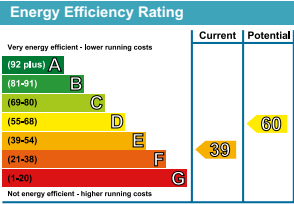
Photographs: Taken August 2026

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.

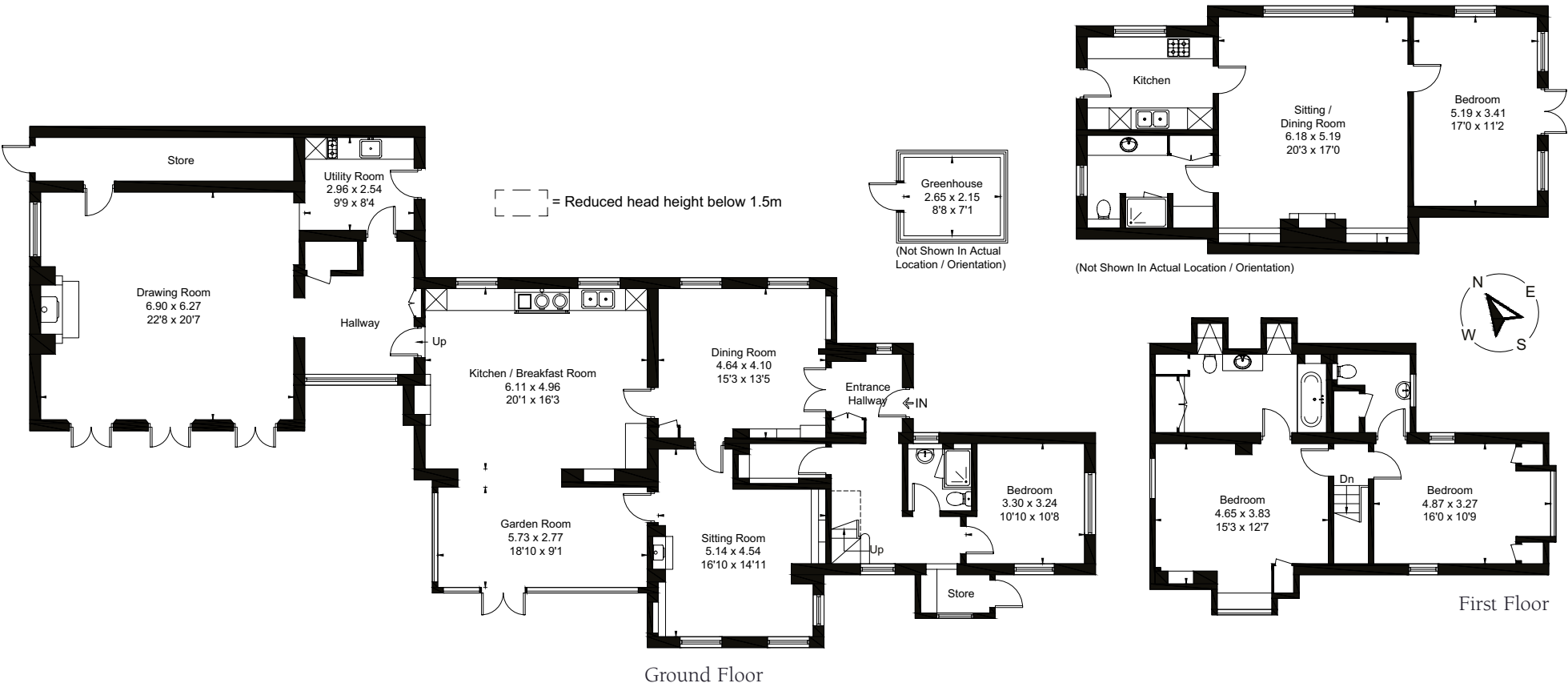


SAYERS COTTAGE

APPROXIMATE FLOOR AREA = 259.9 SQ M / 2798 SQ FT
ANNEXE = 69.8 SQ M / 751 SQ FT
GREENHOUSE = 5.7 SQ M / 61 SQ FT
TOTAL = 335.4 SQ M / 3610 SQ FT



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 Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



MIDHURST

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