Crypt Lane

Midhurst

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COMMERCIAL

Crypt Lane Midhurst

£650,000

3	2	2
BEDROOM	RECEPTION	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.
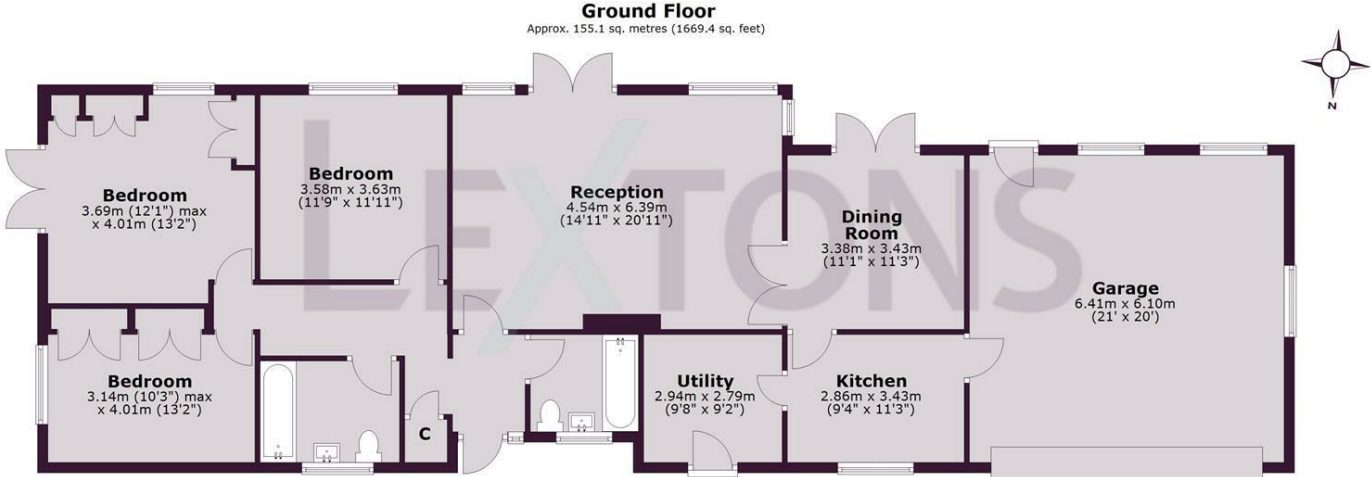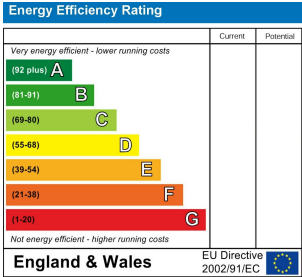
Ground Floor
Approx. 155.1 sq. metres (1669.4 sq. feet)

Bedroom
3.69m (12'1") max
x 4.01m (13'2")

Bedroom
3.58m x 3.63m
(11'9" x 11'11")

Reception
4.54m x 6.39m
(14'11" x 20'11")

Dining Room
3.38m x 3.43m
(11'1" x 11'3")

Garage
6.41m x 6.10m
(21' x 20')

Bedroom
3.14m (10'3") max
x 4.01m (13'2")

Utility
2.94m x 2.79m
(9'8" x 9'2")

Kitchen
2.86m x 3.43m
(9'4" x 11'3")

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

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

LEXTONS

Call our sales team to arrange a viewing appointment: **01273 56 77 66**

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