



The Mouse House, Cocking, West Sussex, GU29 0HE

Offers in the Region: £375,000





The Mouse House, Cocking

Freehold / EPC: E / Council Tax Band: D

- Semi-Detached Period Cottage
- Two Double Bedrooms
- Large Workshop / Garage
- Character Features
- Village Shop and Pub
- Private Driveway
- No Onward Chain

Nestled in the picturesque village of Cocking, within the heart of the South Downs National Park, this charming two-bedroom semi-detached cottage exudes character and warmth. Boasting traditional features throughout, the property offers a welcoming and homely atmosphere, perfect for those seeking a tranquil rural retreat.

The front of the property is complemented by a private driveway for one vehicle and a side gate providing access to the garden and side entrance. Upon entering, the ground floor showcases a dual reception room, thoughtfully divided by a central wooden staircase. The sitting room overlooks the front garden and is enhanced by a cosy log-burning stove, ideal for relaxing evenings. The dining area offers ample space for a table and chairs, creating a perfect setting for family meals or entertaining. The ground floor is further complemented by a fitted kitchen and a well-appointed bathroom. Upstairs, the first floor features two generously sized double bedrooms, both of which offer plenty of natural light. Additionally, there is useful loft storage space for added convenience.

Externally, the property boasts a delightful cottage-style garden, complete with mature planting and inviting seating areas—ideal for outdoor relaxation. At the end of the garden, a large workshop/studio provides a versatile space that can be adapted to suit various needs, whether as a home office, creative studio, or additional storage.





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Approximate Area = 684 sq ft / 63.5 sq m

Outbuilding = 368 sq ft / 34.1 sq m

Total = 1052 sq ft / 97.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Henry Adams. REF: 1270251



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.