



South Gardens, South Harting, Petersfield, GU31

Guide Price: £1,250,000 Freehold

A pretty, detached period cottage in the heart of this popular Downland village with west facing gardens and a paddock.

Four bedrooms, family bathroom, en suite bathroom, five reception rooms, kitchen/breakfast room, downstairs shower room, double carport, parking, gardens, stable and paddock.

In all, in excess of 1 acre.

EPC Rating: "E" (41).

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DESCRIPTION

The property is a very pretty, Grade II Listed, detached cottage believed to date from the 16th Century with accommodation over two floors under a thatched roof, the rear of which was partially replaced in 2023. The layout can be seen in the floorplan and of particular note are the extensive period features including exposed timbers and brickwork throughout along with an inglenook fireplace. Outside, the house is approached off the B2146 where there's a long meandering drive accessed from the southern boundary. As you progress up the drive, there is a paddock to your left followed by a stable block with two stables, a tack room and then by a parking area is a detached double carport and toolshed. The gardens lie to the rear of the house and being on the west side, it's an ideal space for entertaining. There is a green house and a building which would make an ideal home office. Predominantly laid to lawn, within the garden are several fruit trees, mature shrubs, two small ponds and a vegetable patch. On the north side of the cottage, is a small garden with a pedestrian gate to the road and a path up to the front door. At the bottom of the garden is a gate leading directly on to South Gardens. In all, the house lies in a plot in excess of one acre and an internal viewing is strongly recommended.



LOCATION

The property backs onto South Gardens; a park in the centre of village with three ponds, a children's playground and a footpath leads directly up onto Harting Down, a renowned point on the South Downs Way; a walk linking Winchester to the west and Eastbourne to the east. The village has two churches, a primary school, pre-school and a forest school which is next to the house. There is a village shop with Post Office, the ever-popular White Hart pub and coffee shop all nearby. There is the community-run minibus service run by volunteers providing links to both Petersfield and Chichester. Petersfield lies approximately 4 miles to the north-west and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Lidl and Aldi and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park, craft courses at West Dean and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Midhurst Rother College.

LOCAL AUTHORITY

Chichester District Council. Band G.

SERVICE CHARGE

Oil fired central heating, mains electricity, water and drainage.

DIRECTIONS

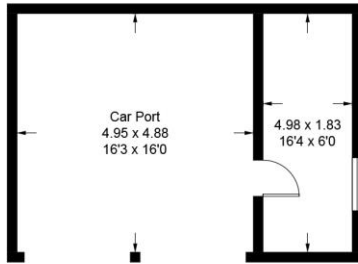
From Petersfield, proceed along Sussex Road (B2146) towards South Harting. On entering South Harting at a "T"-junction, turn right and follow this road passing the church on your right. The property is on your right after a further 250 metres, almost immediately after the turning up Tipper Lane on your left. Pass the house and then take the next drive on your right.

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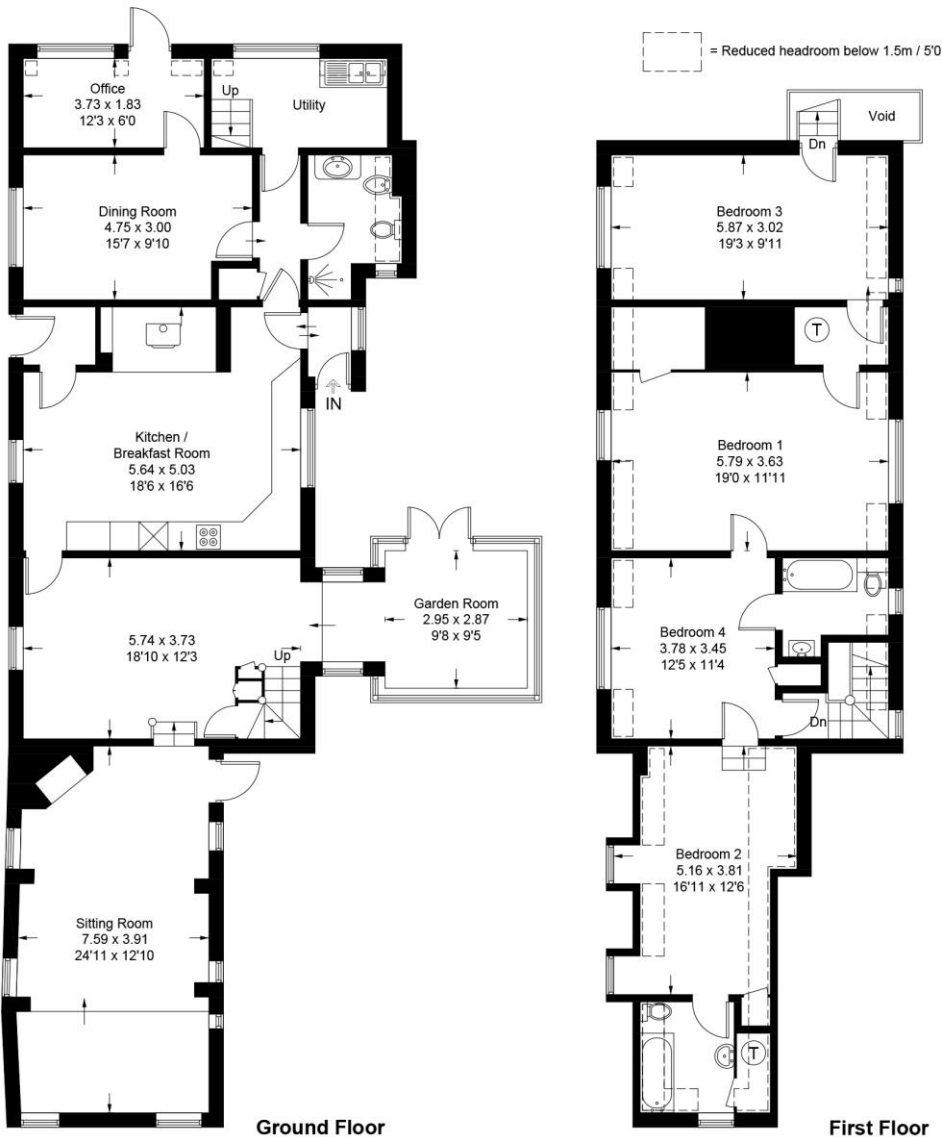


South Gardens, GU31 5QJ

Approximate Gross Internal Area = 227.3 sq m / 2446 sq ft
 Outbuilding = 9.1 sq m / 98 sq ft
 (Excluding Car Port)
 Total = 236.4 sq m / 2544 sq ft



(Not Shown In Actual Location / Orientation)



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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