



West Harting, Petersfield, Hampshire, GU31

Guide Price: £850,000 Freehold

In a fantastic spot with tremendous views to the front and back, a detached home with a garage, parking and west facing gardens.

Main bedroom with en suite shower room, guest bedroom, third bedroom/study, family bathroom, sitting room, dining room, kitchen, utility room, hall, downstairs cloakroom with WC, conservatory, integral double garage, parking and gardens. In all, approximately 0.3452 acre.

EPC Rating: "E" (45).

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DESCRIPTION

The property is a detached family home with brick and part tile-hung elevations under a tiled roof and accommodation over two floors believed to have originally been built in the 1930's with later additions. The layout can be seen in the floorplan but a particular feature is the lovely conservatory, running the majority of the length of the house, overlooking the rear garden. Outside, the house is approached by a tarmac drive with parking for a number of cars leading to an integral garage. The main garden lies to the rear and is predominantly laid to lawn with a variety of mature shrubs, borders and hedging. Immediately adjoining the rear wall of the house and accessed from the conservatory is a paved terrace and being west facing is an ideal spot to unwind during the long summer afternoons.



LOCATION

The property is situated in an elevated spot in West Harting approximately 1.2 miles to the north of South Harting where there are two churches, a primary school, shop with a post office and pub. Sky Park Farm, where there's a deer park, farm shop and cafe is 1 mile to the north. Further amenities can be found in Petersfield, approximately 3.7 miles to the north-west offering a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco 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 and sailing along the South Coast. Being nestled in the heart of The South Downs National Park, the surrounding countryside is renowned for its unspoilt landscapes and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains water and electricity, private drainage and oil fired central heating.

Ref: AB/230078/1.

LOCAL AUTHORITY

Chichester District Council. Band F.

DIRECTIONS

From Petersfield, proceed along Sussex Road (B2146) towards South Harting and after approximately 3 miles, turn left signed to West Harting. Proceed to the end of the lane and then turn left. Continue along the lane for approximately 0.4 mile and the house is situated on your left, (immediately before a no-through turning to the right).

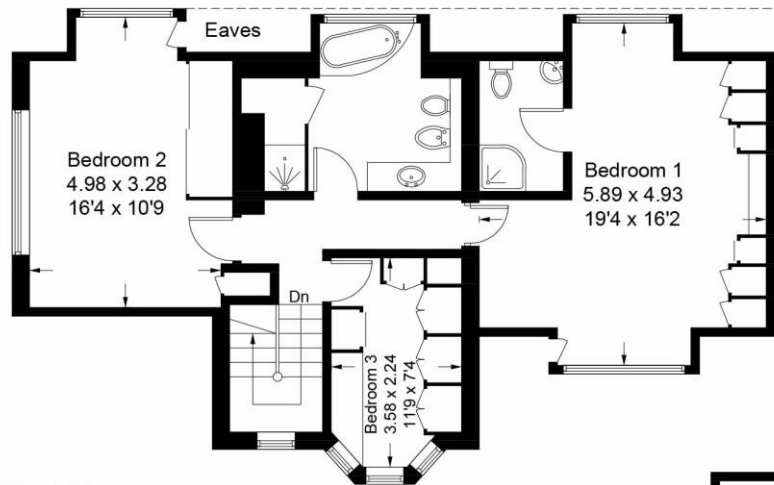


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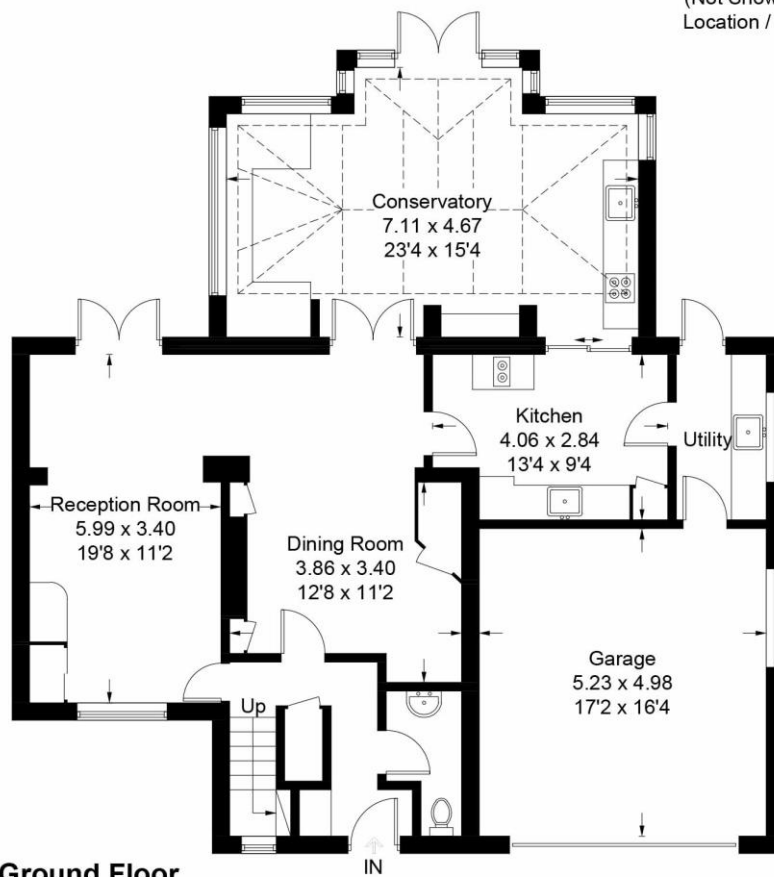
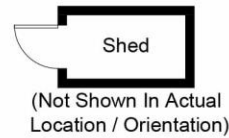
Approximate Gross Internal Area = 200.2 sq m / 2155 sq ft
(Including Garage)

Shed = 2.2 sq m / 24 sq ft

Total = 202.4 sq m / 2179 sq ft



First Floor



Ground Floor

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 2023.

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