



West Harting, Petersfield, Hampshire, GU31

Guide Price: £1,600,000 Freehold

In a truly exceptional spot in the heart of West Harting, a beautifully presented detached cottage in grounds of approximately 0.56 acre.

Main bedroom with en suite shower room, two further bedrooms, family bathroom, hall, reception room, dining room, kitchen/breakfast room, garden room, utility room with WC, double carport, parking and gardens.

In all, approximately 0.56 acre.

EPC Rating: "E" (40).

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DESCRIPTION

The property is a detached house with brick elevations under a tiled roof and accommodation over two floors. The layout of the house can be seen in the floorplan and of particular note is the main double aspect reception room with doors leading to a garden room with underfloor heating. The partially vaulted, triple aspect kitchen/breakfast room is fitted with matching floor and wall mounted units. From a rear hall, stairs rise to the first floor landing, off which is a main bedroom with its own en suite shower room, two further double bedrooms, a family bathroom and pretty much from every window, is a delightful aspect over the garden and countryside beyond. Outside, the house is approached by a gravel drive with ample parking leading to a detached double carport. The gardens are on all sides of the house and are predominantly laid to lawn with a variety of mature borders, hedging, two ponds and an orchard of approximately thirty-five fruit trees. A viewing is strongly recommended to fully appreciate this exceptional spot.



LOCATION

The property is situated in an elevated spot in West Harting, approximately 1.5 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 1.2 miles to the north. Further amenities can be found in Petersfield, approximately 3.3 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 LPG central heating.

LOCAL AUTHORITY

Chichester District Council. Band E.

DIRECTIONS

Travelling south along the A3, take the first Petersfield junction signed to Midhurst and the A272. At the roundabout, take the first exit along London Road and after approximately 0.7 miles, turn right onto the A272, again signed to Midhurst. Continue for a further 1.2 miles before turning right towards West Harting and Sky Park Farm. Pass Sky Park Farm on your right and after 0.7 miles, bear right towards Quebec. Continue up the hill and the house is situated on your right, shortly after a lane on your right marked to Goose Green.

Ref: AB/240153/3



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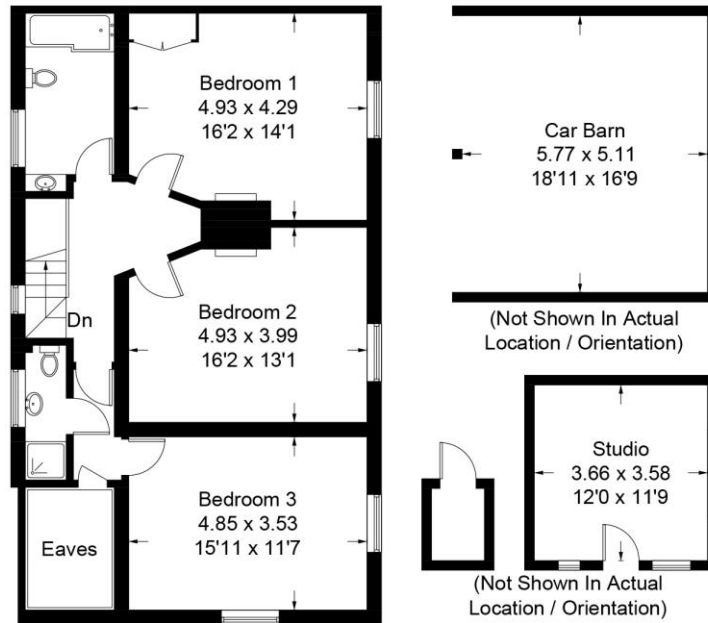
Approximate Gross Internal Area = 209.5 sq m / 2255 sq ft

(Including Eaves)

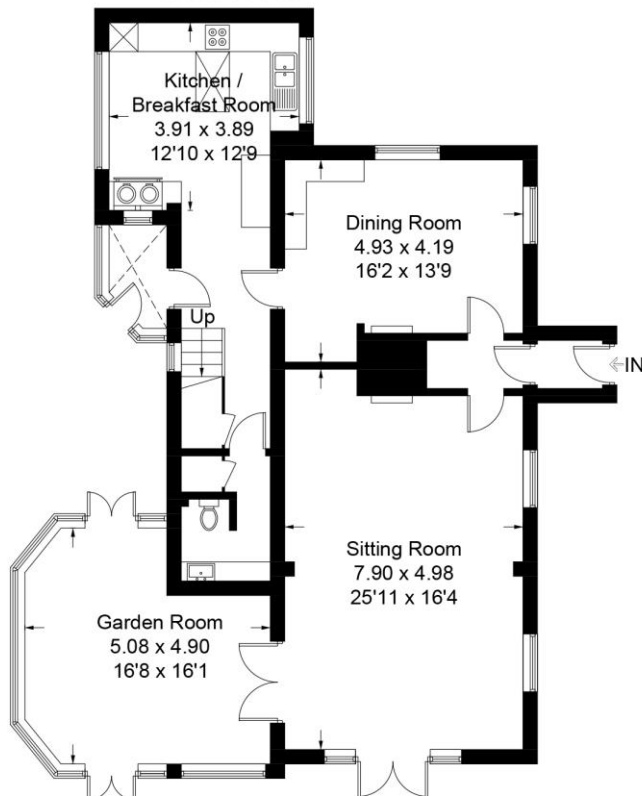
Outbuildings = 14.8 sq m / 159 sq ft

(Excluding Car Barn)

Total = 224.3 sq m / 2414 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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