



Mead Cottages, North Lane, South Harting, Petersfield, Hampshire, GU31

Guide Price: £550,000 Freehold

With exceptional west-facing views over open farmland to the rear, a pretty semi-detached cottage in a tucked away spot, close to the centre of the village with off-street parking and gardens.

Three bedrooms, family bathroom, sitting room, dining room, kitchen, downstairs cloakroom with WC, parking and gardens.

EPC Rating: "D" (55).

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DESCRIPTION

The property is a modern, semi-detached cottage with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan and of particular note is the double aspect sitting room which has an open fireplace with brick surround and fantastic views to the garden and farmland beyond. Outside, the gardens are mainly laid to lawn and are on all three sides of the house. There is a storage shed and on the north-east side of the plot is a parking area which is large enough comfortably for two cars. Whilst the house has been loved over the years, it would benefit from some general updating.



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



LOCATION

The village of South Harting boasts a number of amenities including two churches, a primary school, village shop and a public house. The property is nestled in the heart of the South Downs National Park which provides excellent rural pursuits. Further amenities can be found in Petersfield, approximately four miles to the north-west. Petersfield offers 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. There are many popular schools in the area including Ditcham Park, Bedales, Churcher's College and The Petersfield School.

LOCAL AUTHORITY

Chichester District Council. Band D.

DIRECTIONS

From Petersfield, proceed in a south-easterly direction along Sussex Road (B2146), passing Petersfield Heath on your left. After approximately 3.5 miles and on reaching a T-junction in South Harting, turn left and then almost immediately left again up North Lane. Pass Harting Stores on your left and after approximately 250 metres, turn left up a small, unmarked shared drive. At the top of the drive, the property is on your left.

Ref: AB/240150/2.

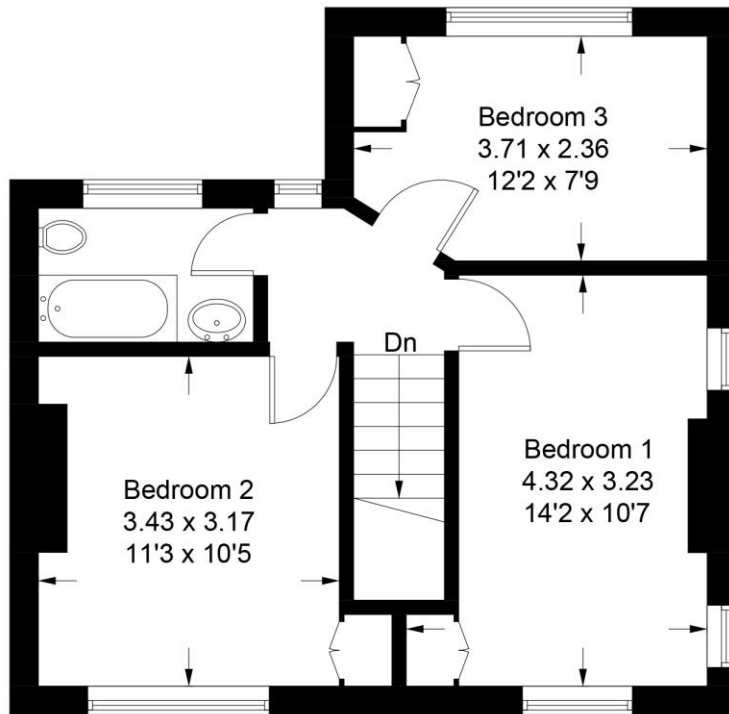


North Lane, GU31

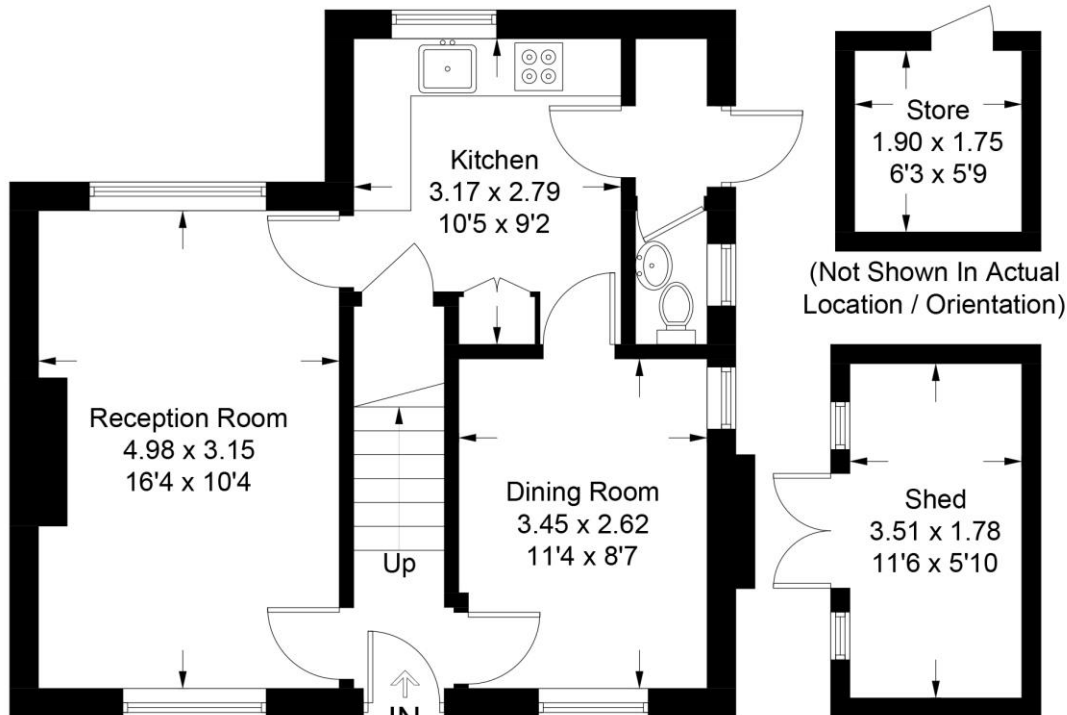
Approximate Gross Internal Area = 83.6 sq m / 900 sq ft

Shed / Store = 9.6 sq m / 103 sq ft

Total = 93.2 sq m / 1003 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 2024.

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