



North Lane, South Harting, Hampshire, GU31

Guide Price: £1,100,000 *Freehold*

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#### KEY FEATURES

Close to the centre of this picturesque downland village, a pretty detached family home with a garden, parking and garage.

- A pretty detached family home
- Close proximity to South Harting village centre
- Beautiful countryside views
- Internal accommodation approaching 3,000 sq. ft.
- Garden, off-street parking and garage



Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

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#### DESCRIPTION

The property is a detached family home with stone, brick and part tile-hung elevations under a tiled roof with the main accommodation largely over two floors, plus a basement. There are many character features in the house including open fires, a wood burner and stone and wooden floors in some of the reception rooms. The layout of accommodation is incredibly flexible with the possibility of creating an annexe, perfect for any multi-generational families. Outside, the house is approached through a pedestrian gate to a path leading to the front door. The gardens are to the right-hand side and rear of the property and are predominantly tiered, laid to lawn and there are a variety of mature borders. To the left of the house is a shared access leading to the private drive and garage to the rear. Whilst the house has been loved over the years, it does now require general updating throughout.

#### ACCOMMODATION

Entrance hall, study, living room, sitting room, dining room, kitchen, utility, downstairs bedroom with en-suite shower, WC / cloakroom and cellar. Principal bedroom, guest bedroom, three further bedrooms, two bathrooms, rear garden, off-street parking and garage.

#### 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.

#### 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, the property is located on your left-hand side.



## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Freehold

**Construction:** Stone, brick and rendered elevations on a tiled roof

**Services:** Mains electricity, water and drainage. Oil-fired central heating

**Council Tax:** Chichester District Council. **Band:** "G"

**EPC Rating:** E (41)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** To the south side of the house is an vehicular access owned by the property which neighbouring properties have a right over

**Mobile Signal:** Likely (Ofcom)

**Broadband Availability:** Superfast available (Ofcom)

**Parking:** There is a driveway to the rear of the house for a number of cars leading to a single detached wooden garage

**Viewings:** Strictly by appointment with Winkworth Petersfield

**What3words:** ///motoring.later.pill

**Ref:** AB/180096/1



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Approximate Gross Internal Area = 260.5 sq m / 2804 sq ft

Cellar = 13.6 sq m / 146 sq ft

Total = 274.1 sq m / 2950 sq ft



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 2025.

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