



## Ryefield Cottages, West Harting, Petersfield, Hampshire, GU31

Guide Price: £875,000 Freehold

A pretty three bedroom semi-detached cottage situated in a truly exceptional spot with lovely views to both the front and rear.

Three bedrooms, family shower room, sitting room, office/snug, kitchen/breakfast room, downstairs cloakroom with WC, hall, home office/studio, gardens and parking.

EPC Rating: "D" (55).

**Winkworth**

for every step...

[winkworth.co.uk/Petersfield](http://winkworth.co.uk/Petersfield) 01730 267274



## DESCRIPTION

Location, location, location! For those wanting to live the rural life then this pretty semi-detached house is for you. Situated in a small cluster of houses towards the fringes of West Harting, the views to both the front and rear are truly exceptional. The property is a semi-detached home with part tile-hung and rendered elevations under a tiled roof, accommodation over two floors and believed to date from the late 19th Century. The layout of the accommodation can be seen in the floorplan but of particular note is the open-plan kitchen with central island and dining area where there are bi-folding doors leading outside. Outside, the cottage is approached over a gravelled drive with parking for a number of cars. The well maintained gardens wrap around three sides of the house and there is a lovely converted outbuilding that would be perfect as a home office.



## LOCATION

The property is situated in a delightful semi-rural location in West Harting. Petersfield lies 3 miles to the west and 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 service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London beyond. 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 The Petersfield School (TPS), Churcher's College, Bedales and Ditcham Park.

Services: Mains electricity, oil fired central heating, private drainage and mains metered water from a neighbouring farm.

Ref: AB/220038/1

## LOCAL AUTHORITY

Chichester District Council.

## DIRECTIONS

From Petersfield town centre, proceed along Sussex Road on the B2146 towards South Harting in a south-easterly direction.

Immediately after the county border into West Sussex, turn left and follow the lane, passing a right hand turn signposted to West Harting. Continue along the straight lane and the property can be found on your left, shortly after passing through an area of woodland.



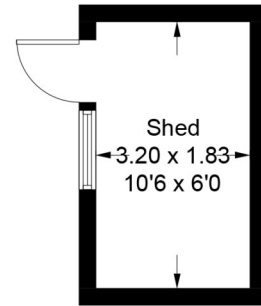
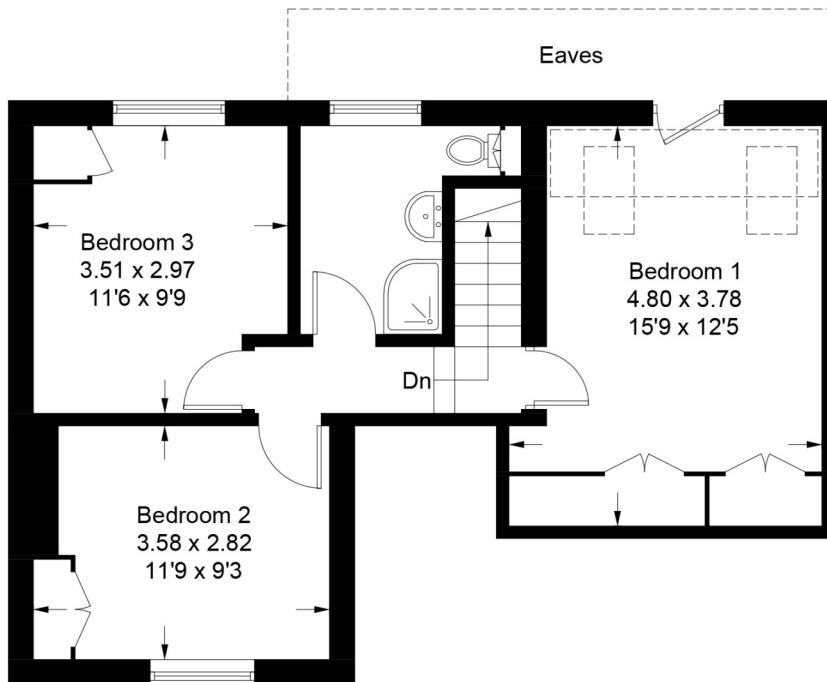
# Ryefield Cottages, GU31

Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft

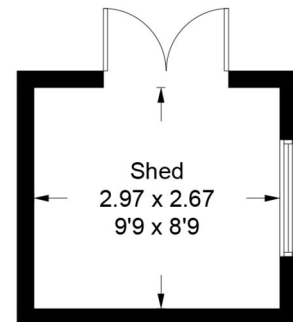
Annexe = 19.3 sq m / 208 sq ft

Shed = 13.7 sq m / 147 sq ft

Total = 146.4 sq m / 1576 sq ft

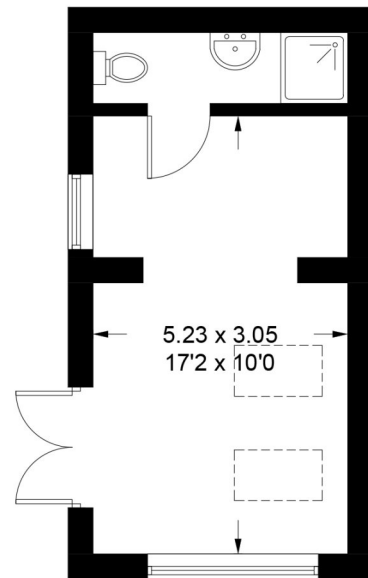
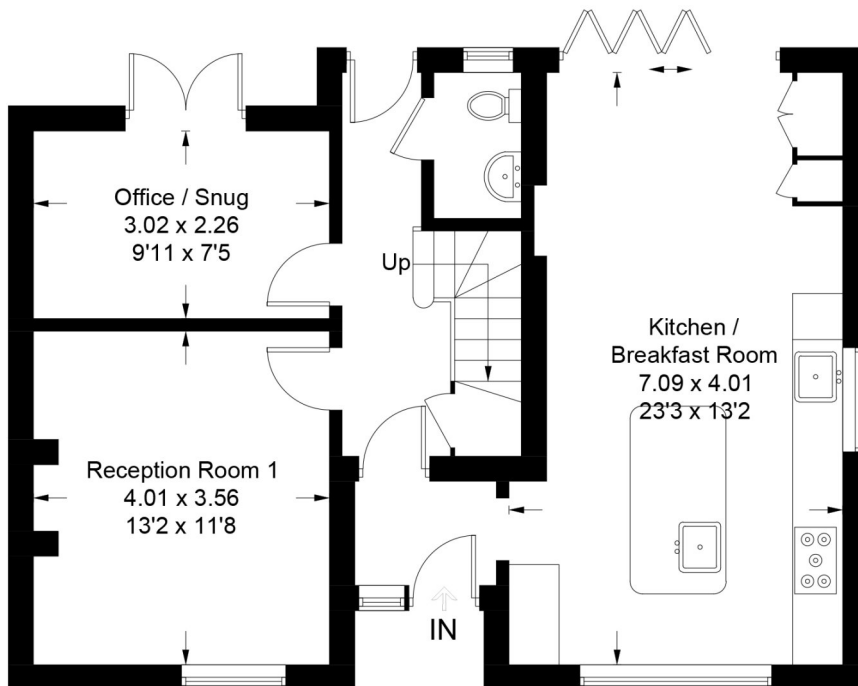


(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

**First Floor**



**Ground Floor**

**Studio**

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.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.