



West Harting, Petersfield, West Sussex, GU31

Guide Price: £1,750,000 Freehold

An immaculately presented detached cottage in an exquisite spot.

Master bedroom with ensuite bathroom, guest bedroom suite, two further bedrooms, family shower room, kitchen/breakfast room, sitting room, dining room, study, hall, utility, double garage, generous parking, barn and gardens.

In all, approximately 0.95 acre.

EPC Rating: "D" (55).

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

Beautifully renovated, the property is a detached family home with accommodation over two floors. The current owners bought the house in 2017 and painstakingly renovated it from top to bottom making the most of the period features including exposed timbers, brick and stone, yet installing many conveniences of a house from the 21st Century. To name just a few are underfloor heating on the ground floor with either Mandarin Stone floor tiles or wooden flooring, the windows are all wooden and double glazed, the roof tiles were completely replaced and the house was replastered, insulated, plumbed and rewired. The well-proportioned layout can be seen in the floorplan but of particular note is the lovely kitchen/breakfast room with hand-built units and an electric Aga. The three principal living areas are all double aspect, have woodburners and there is a separate study and downstairs shower room. From the hall, stairs rise to the first floor landing off which are three bedrooms, two of which have their own ensuite facilities and accessed by a separate staircase from the dining room is another room which our clients are using as a fourth bedroom and it has its own basin. Outside, the house is approached by a drive with parking for a number of cars and there is a detached double garage. Mainly laid to lawn with a variety of borders and trees, the garden is a fantastic spot to unwind during the long summer afternoons with tremendous views over the surrounding fields and woodland. There is a heated outdoor swimming pool, shed, polytunnel, green house, a barn with its own



shower room and a second drive providing ample additional parking. An opportunity to purchase such an immaculately presented, pretty cottage with good head-height in a great spot rarely becomes available.

LOCATION

The property is situated in a fantastic semi-rural spot in West Harting, approximately 1.9 mile to the north of South Harting where there are two churches, a primary school, shop and pub. 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 2.9 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. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Charterhouse and The Petersfield School.

Services: Mains water and electricity. Private drainage and the heating is by an air source heat pump.

Ref: AB/220032/2.

LOCAL AUTHORITY

Chichester District Council.

DIRECTIONS

From Petersfield, proceed along Sussex Road (B2146) towards South Harting and after crossing the county border into West Sussex as the road bends sharply to the right, turn immediately left. Proceed down the lane and take the first turning on the right. As you start to climb a hill, the house is on your left.



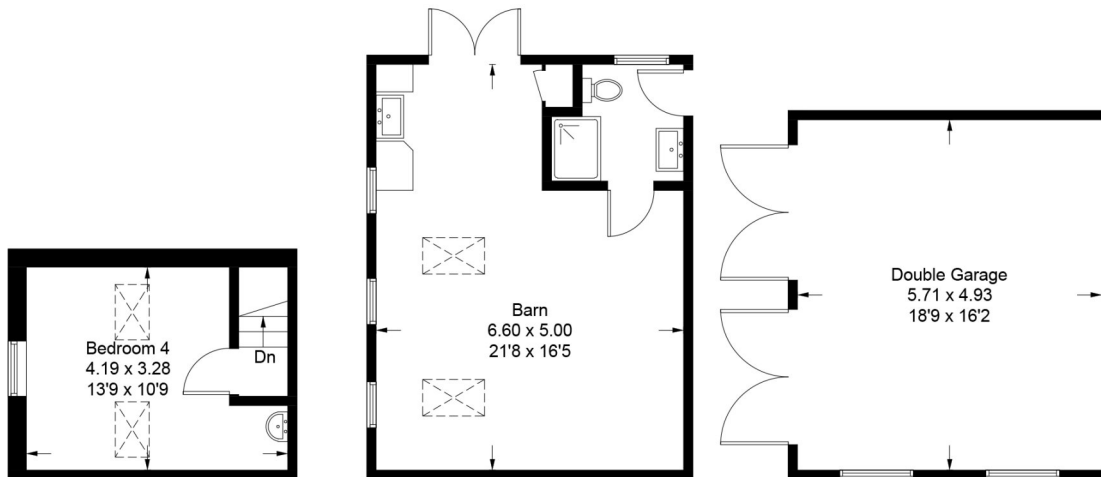
Goose Green, West Harting, GU31

Approximate Gross Internal Area = 179.7 sq m / 1934 sq ft

Barn = 33.0 sq m / 355 sq ft

Double Garage = 28.2 sq m / 303 sq ft

Total = 240.9 sq m / 2592 sq ft



First Floor

(Not Shown In Actual
Location / Orientation)

(Not Shown In Actual
Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor

First 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 2022.

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.