



Fir Cottage, West Harting, Petersfield, GU31

£1,500,000 Freehold

In a tranquil setting in the heart of West Harting, a pretty detached cottage in grounds of approximately 0.56 acre.

Three bedrooms, family bathroom, shower room, hall, reception room, dining room, kitchen/breakfast room, conservatory, downstairs cloakroom with WC, carport, parking and gardens.

In all, approximately 0.56 acre.

EPC Rating: "E" (40).

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

The property is a detached house with brick elevations under a tiled roof and accommodation over two floors. The layout of the accommodation can be seen in the floorplan. Of particular note is the main double aspect reception room with doors leading to a conservatory 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 are three double bedrooms, a family bathroom and separate steam/shower room. Outside, the house is approached by a gravel drive with ample parking leading to a 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 more than fifty mature 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 mile 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.

Ref: AB/190166/2

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. Climb the hill and on reaching a T-junction, turn right and the property is almost immediately on your right hand side.



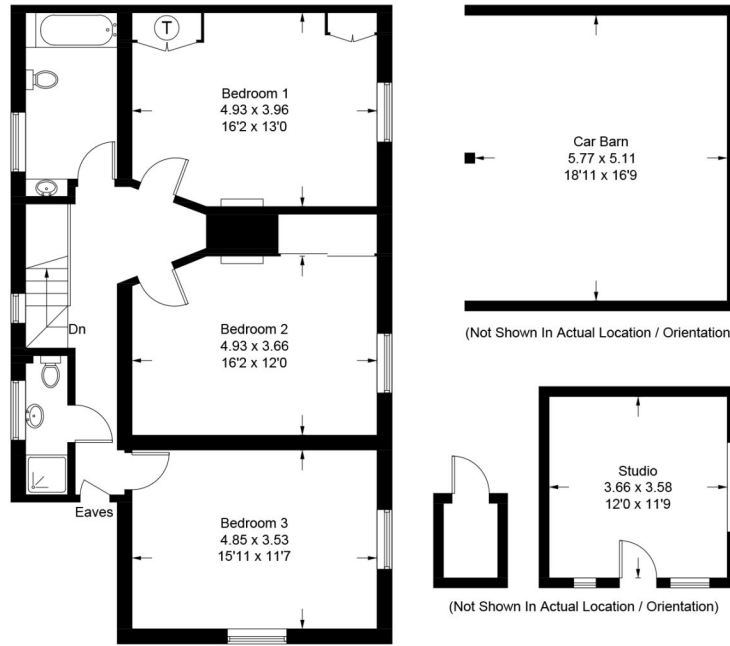
West Harting, GU31

Approximate Gross Internal Area = 203.7 sq m / 2193 sq ft

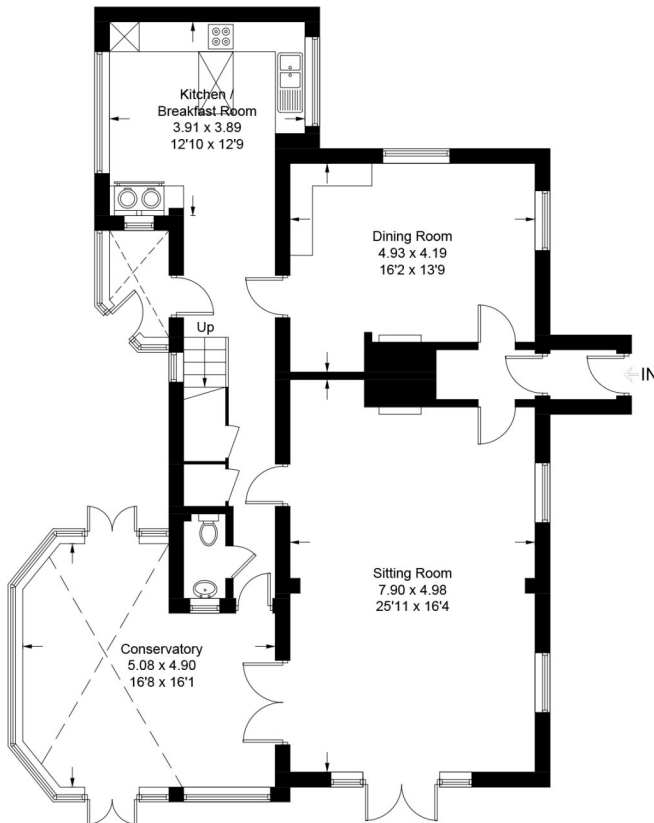
Outbuildings = 14.8 sq m / 159 sq ft

(Excluding Car Barn)

Total = 218.5 sq m / 2352 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.

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.