



West Harting, Petersfield, Hampshire, GU31

Offers in Excess of: £600,000 *Freehold*



With exceptional views to both the front and rear, a semi-detached cottage with gardens and parking in a truly exquisite spot.

KEY FEATURES

- Semi-detached cottage
- Large kitchen/breakfast room
- Rural location
- Spectacular countryside views to the front and rear
- Gardens and off-street parking
- No onward chain
- Potential to extend (STPP)



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DESCRIPTION

The property is a semi-detached cottage, with brick elevations under a tiled roof and accommodation arranged over two floors. The layout can be seen in the floorplan but of particular note is the large kitchen/breakfast room situated at the rear of the house. There is a separate utility room with WC and a sitting room to the front with an open fire. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. Whilst the house is neutrally presented, given what some of the neighbouring properties have done, there may be the scope for further extensions and alterations, (subject to the usual consents). Outside, the house is approached by a gravel drive with parking for a number of cars, to the left of which is an area of lawn. There is a further lawn to the rear of the house and there are both fantastic views over the surrounding farmland to both the front and rear.

ACCOMMODATION

Three bedrooms, family bathroom, sitting room, kitchen/breakfast room, utility room, downstairs cloakroom with W/C, gardens and parking.

LOCATION

The property is situated in a delightful semi-rural location towards the fringes of West Harting in the heart of The South Downs National Park. 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 provides congestion free travel north along the A3 to Guildford and London. 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.

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.

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MATERIAL INFORMATION

Method of Sale: Private treaty.

Tenure: Freehold.

Construction: Brick elevations under a tiled roof.

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

Council Tax: Chichester District Council. Band: "D"

EPC Rating: "D" (59)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: There are no known rights over the property.

Flooding: To the best of our knowledge, the property has never flooded.

Mobile Signal: Limited (Ofcom).

Broadband Availability: Standard available (Ofcom).

Parking: There is off-street parking.

Viewings: Strictly by appointment with Winkworth Petersfield.

What3Words: ///darting.diplomats.novelist

Ref: AB/240116/1



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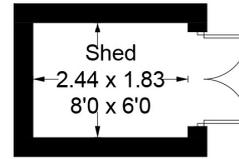
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Ryefield Cottages, GU31

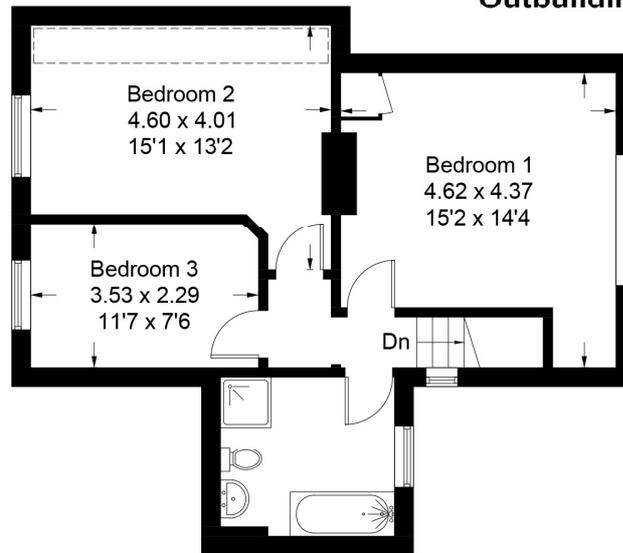
Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft
Outbuilding = 4.4 sq m / 48 sq ft
Total = 113.9 sq m / 1227 sq ft



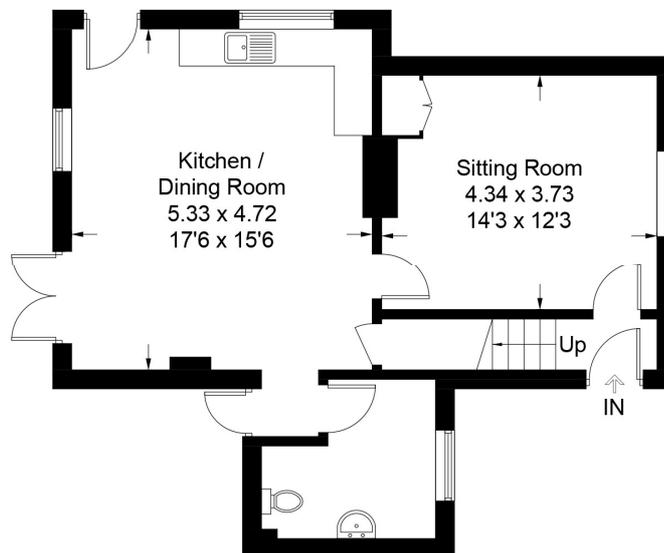
(Not Shown In Actual Location / Orientation)

Outbuilding

 = Reduced headroom below 1.5m / 5'0



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 2025.

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