



South Harting, Petersfield, West Sussex, GU31

Guide Price: £850,000 Freehold

In the heart of this pretty downland village, a converted chapel with a garage, parking, garden and paddock.

Main bedroom with en suite shower room, three further bedrooms, family bathroom, separate shower room, reception room with galleried study area, kitchen, breakfast room, family room, double garage, parking, garden and paddock.

In all, approximately 1.24 acre.

EPC Rating: "F" (35).

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

The property is an attached converted chapel with brick elevations under a slate roof and accommodation over two floors. The chapel was built in 1882 and has an interesting and varied past. The layout can be seen in the floorplan but of particular note is the vaulted, double-height main reception room with a staircase leading up to a galleried study area. On the other side of the reception room, a separate staircase leads up to the main bedroom with its own ensuite shower room. The kitchen is fitted with wall and floor mounted units. Outside the house is approached by a driveway with parking for at least 3 cars, to the left of which is a detached double garage. The garden is to the rear and is mainly laid to lawn which leads seamlessly to a paddock. In all, the property lies in 1.24 acre, which is a rarity at this price bracket.



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.

Services: Mains water, drainage, electricity and oil fired central heating.

Ref: AB/230078/1.

LOCAL AUTHORITY

Chichester District Council.

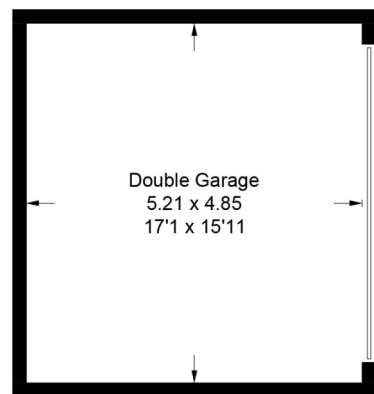
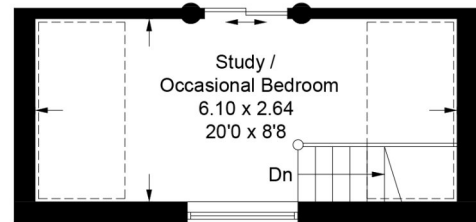
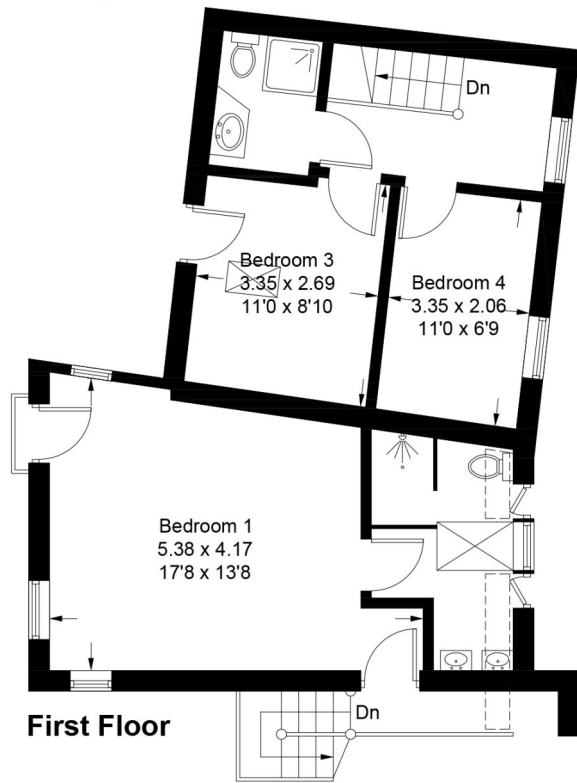
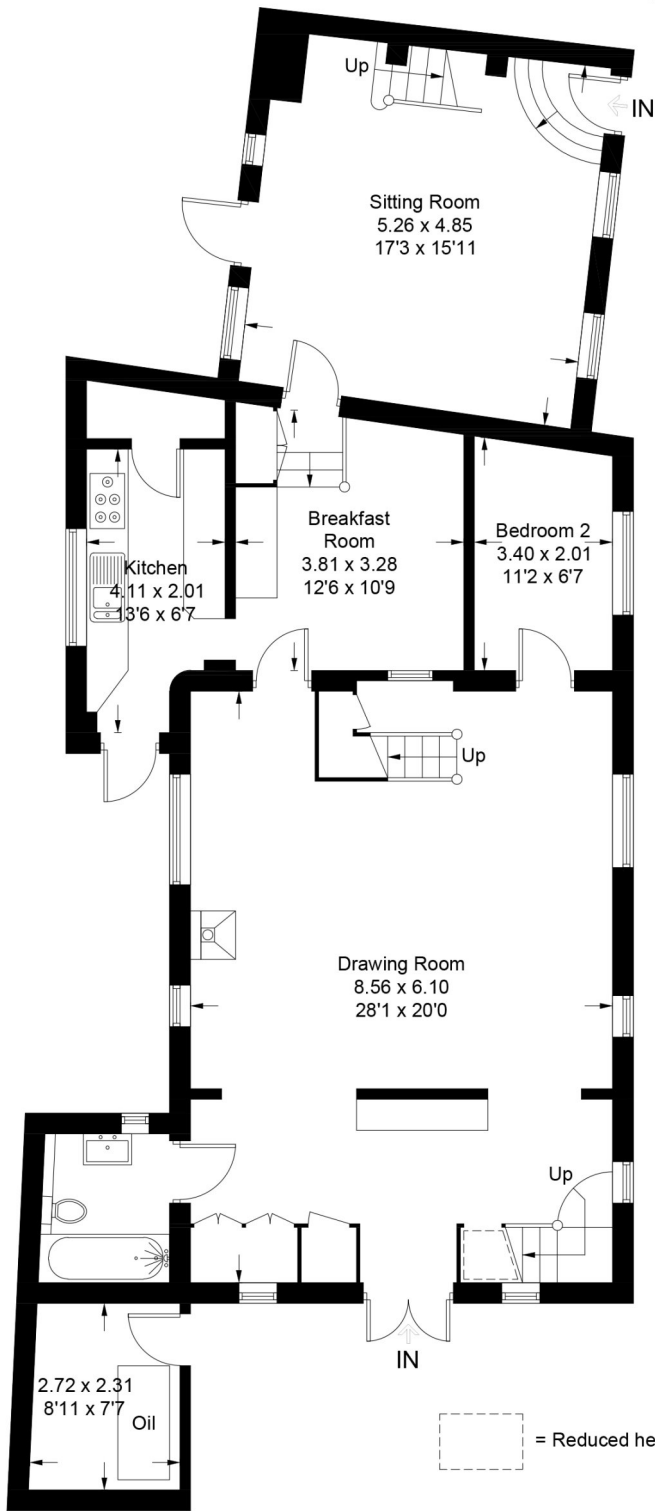
DIRECTIONS

From Petersfield, proceed along Sussex Road (B2146) towards South Harting. On entering South Harting at a "T"-junction, turn left. Follow the road round on to Elsted Road and the property can be found after a short distance on your left.



Elsted Road, GU31

Approximate Gross Internal Area = 194.1 sq m / 2089 sq ft
 Double Garage = 25.2 sq m / 271 sq ft
 Total = 219.3 sq m / 2360 sq ft



(Not Shown In Actual Location / Orientation)

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 Emzoo 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.