



## North Lane, South Harting, Petersfield, GU31

Guide Price: £325,000 Freehold

A pretty cottage tucked away in the heart of the village.

3 bedrooms, bathroom, sitting room with dining area, kitchen and utility room.

EPC Rating: "E" (46).

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## DESCRIPTION

The property is a pretty, period cottage in the heart of the popular village of South Harting. With brick and stone elevations under a tiled roof, the accommodation is over three floors. On entering the property is a sitting room with a beautiful stone floor and wood-burner along with a separate dining area. The kitchen is fitted with matching units and there is a separate utility room. Stairs rise to the first floor landing, off which are two bedrooms and a family bathroom. A further set of stairs rise to the attic room which has been used as a third bedroom. An internal viewing is recommended to fully appreciate the space and charm the cottage offers. We have been informed that there is fibre optic internet at the property.



## LOCATION

The village of South Harting boasts a number of amenities including two churches, a primary school, village shop with Post Office, playground and a 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 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. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains electricity, water and drainage.

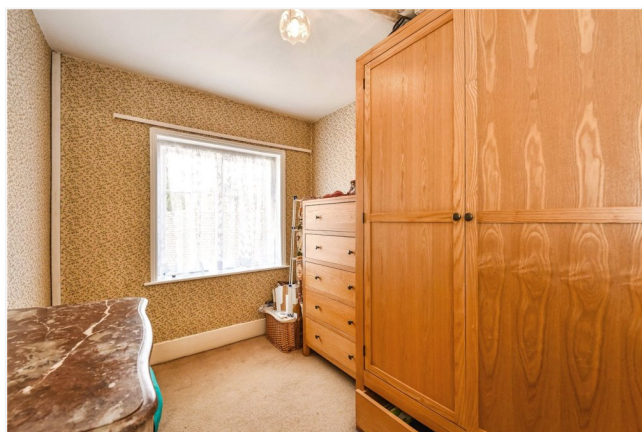
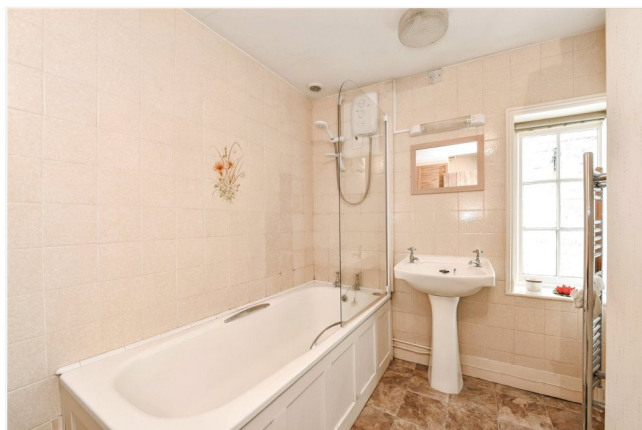
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## LOCAL AUTHORITY

Chichester District Council.

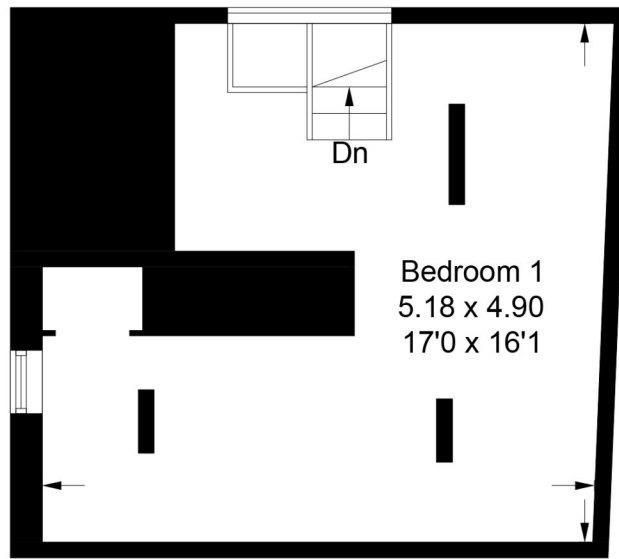
## DIRECTIONS

From Petersfield, proceed along Sussex Road (B2146) towards South Harting. On entering South Harting at a "T"-junction, turn left and then almost left again up North Lane. Park as close to the village shop as possible. The cottage is up an access a few doors to the right of the shop.



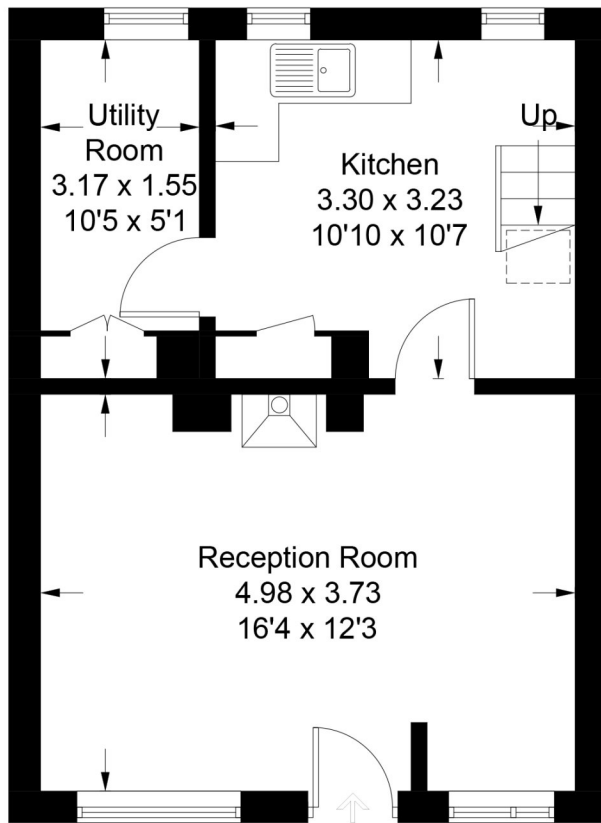
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Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft

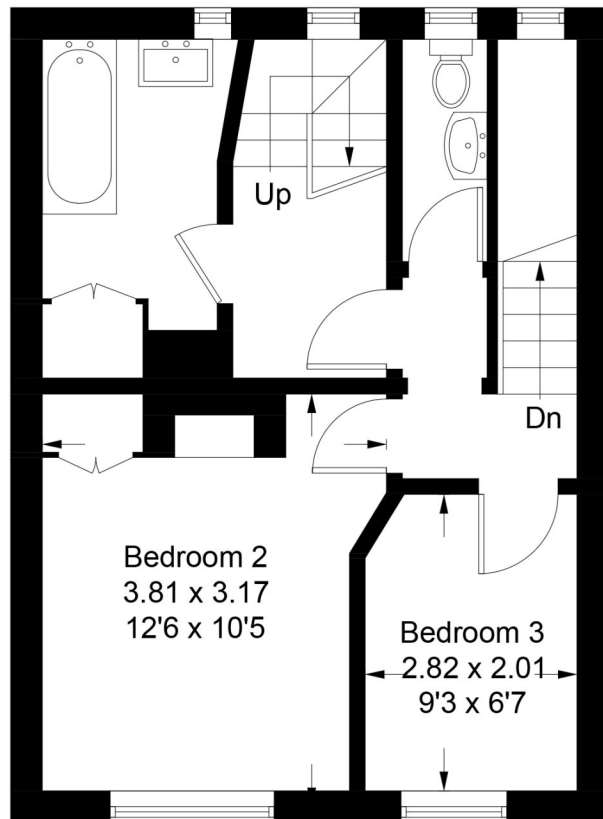


**Second Floor**

 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

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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 2021.

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