



Quebec, West Harting, Petersfield, GU31

Guide Price: £1,850,000 Freehold

In a delightful semi-rural spot with fantastic views over surrounding countryside, a beautifully presented period detached house with approximately 1.25 acres of land.

Main bedroom with en suite bathroom and dressing room, 4 further bedrooms, first floor family bathroom, reception hall, drawing room, family room, kitchen/breakfast room, with dining area, utility room, ground floor family shower room, integral garage, parking and gardens.

In all, approximately 1.25 acres.

EPC Rating: "D" (64).

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DESCRIPTION

Believed to originally date from approximately 1800 with additions in the 1960's, the property is built with brick and part clad elevations under a slate roof. The current owners have beautifully refurbished the property and now offers wonderful family living with many 21st Century conveniences. The house offers deceptively spacious, split-level, flexible accommodation as can be seen within the floorplan. Of particular note in the recently altered kitchen which has been combined with a former reception room and now offers wonderful open-plan living with two sets of bi-folding doors leading outside. The double aspect sitting room is a fabulous room for all seasons, with two sets of double doors leading outside, ideal for the summer parties and a wood burner for thawing out during those cold winter evenings. To the front of the house is an area of lawn to the left of which is a shingle drive with ample parking leading to an attached garage. The main garden lies to the rear and side, is tiered and is predominantly laid to lawn with a variety of mature borders. There is an area of light woodland on a slope and in all, the property sits in approximately 1.25 acres of land. Please note that there is Planning Permission to build a detached, barn-style garage/carport. (SDNP/20/01279/HOUS). A viewing is strongly recommended to fully appreciate the space and accommodation the property offers along with the views and quiet position in which it lies.



LOCATION

The property is situated in an elevated spot in West Harting approximately 1.7 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 less than one mile to the north. Further amenities can be found in Petersfield, approximately 3.5 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 (plus solar panels). Private drainage and oil fired central heating.

Ref: AB/230015/2

LOCAL AUTHORITY

Chichester District Council.

DIRECTIONS

From Petersfield, proceed along Sussex Road (B2146) towards South Harting and after approximately 3 miles, turn left signed to West Harting. Proceed up the lane taking the first turning on the left and in the centre of West Harting, bear right towards Rogate and Ryefield. Continue along the lane and after passing Collins Lane on your right, the property is the next house on your right hand side.




West Harting, GU31

Approximate Gross Internal Area = 271.2 sq m / 2919 sq ft

Garage = 37.3 sq m / 401 sq ft

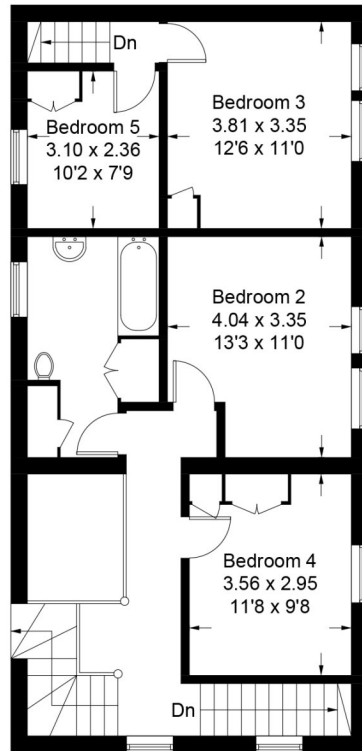
Total = 308.5 sq m / 3320 sq ft



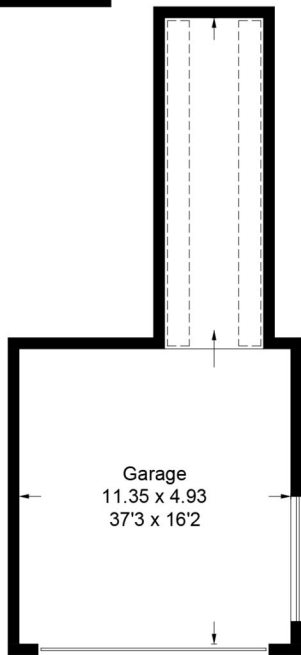
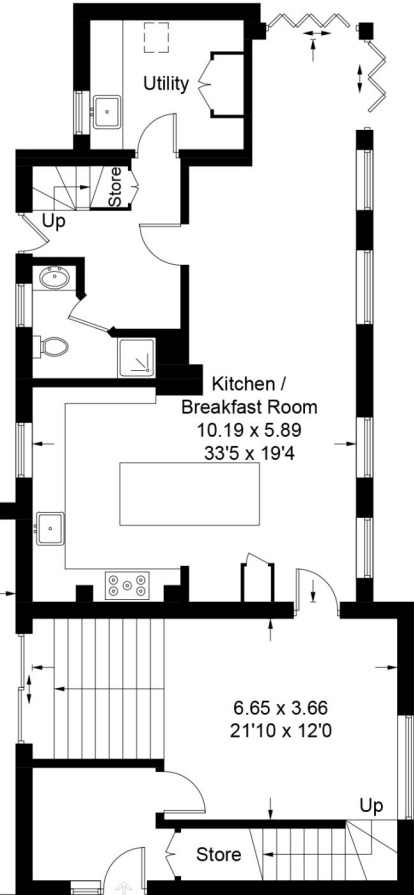
 = Reduced headroom below 1.5m / 5'0"



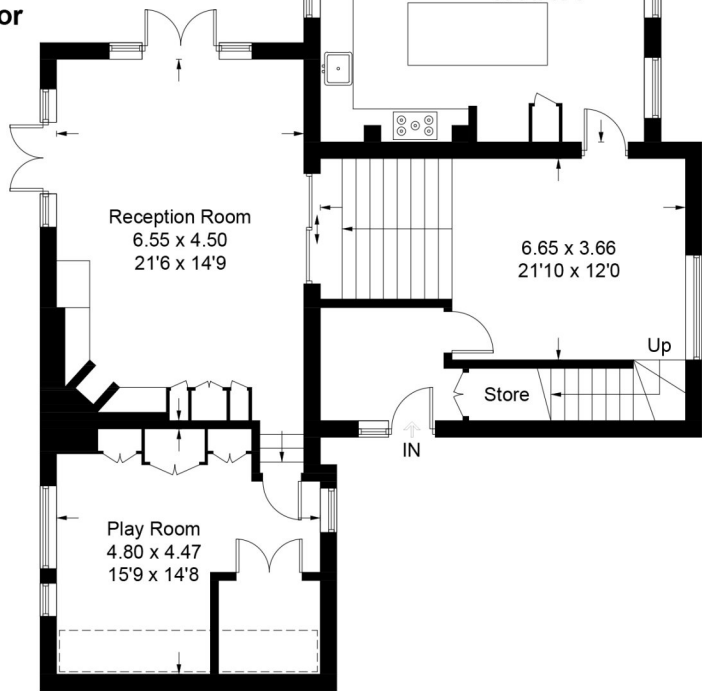
First Floor



First Floor



(Not Shown In Actual Location / Orientation)



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.

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