



West Harting House

WEST HARTING | PETERSFIELD | WEST SUSSEX | GU31 5NT

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Bathroom | 6/7 Further Bedrooms | 3 Further Family Bathrooms | Entrance Hall | Drawing Room | Family Room | Study/Bedroomed 9 | Kitchen opening to Sitting/Dining Room | Utility Room | 2 Cloakrooms | Additional Sitting Room | Second Kitchen | Second Hall | Conservatory
Garage | Garden Store with Log Store | Stable Building | Old Tennis Court | 2 Parking Areas | Gardens and Grounds Totalling 2.27 Acres (0.921 ha)
Petersfield 4.5 miles, Midhurst 9 miles, Guildford 28 miles, London 60 miles







I The Property

West Harting House provides a rare opportunity to buy a substantial Grade II listed family house in a great position on the edge of the well regarded village of West Harting with attractive views over open countryside. The house was completely remodelled about 20 years ago and is currently divided into two parts. There is the main five bedroom portion with study/sixth bedroom, but then also a three bedroom annexe.

The summary of accommodation assumes it is used as one house. Subject to the necessary consents the house could be remodelled as one larger house or alternatively provides a rare opportunity for two family living. The house sits in gardens and grounds of 2.27 acres with some useful outbuildings and an old tennis court. In all a great family house and one to be viewed to be truly appreciated.





Location

West Harting is a village nestling at the foot of the Downs, in the heart of the South Downs National Park between Petersfield and Midhurst, only a mile from the larger village of South Harting which has a pub, school, shop and post office and many clubs and societies. Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in around an hour is 4.5 miles away and is particularly blessed with an

excellent range of schools including Bedales and Churchers College. The other popular local school, Ditcham Park, is just 4.6 miles from the house, and Harting Primary School is in the village. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.





| Outside

To the side of the house is a tarmac parking area with space for numerous cars and to one side of this is the garage. This is double length with space for two cars, with an inspection pit at one end. Within the grounds there are various outbuildings including a garden store with adjacent wood store and within the paddock there is a stable building with two loose boxes and a tack room. Adjacent to the house is a terrace opening to open areas of lawn with attractive westerly views over

fields to the Downs in the distance. The Annexe area currently has its own large garden mainly laid to lawn with shrub borders and again with a westerly aspect. There is also a side garden area which leads to the paddock in which is located the hard tennis court (in need of restoration). There is also a drive through the paddock that leads up to a secondary parking area. The grounds as a whole total 2.27 acres.

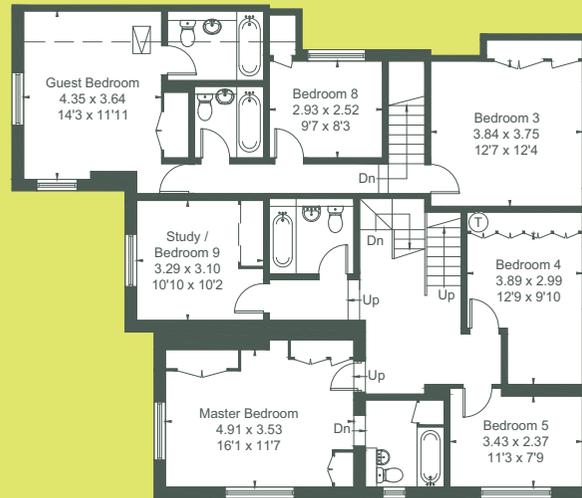
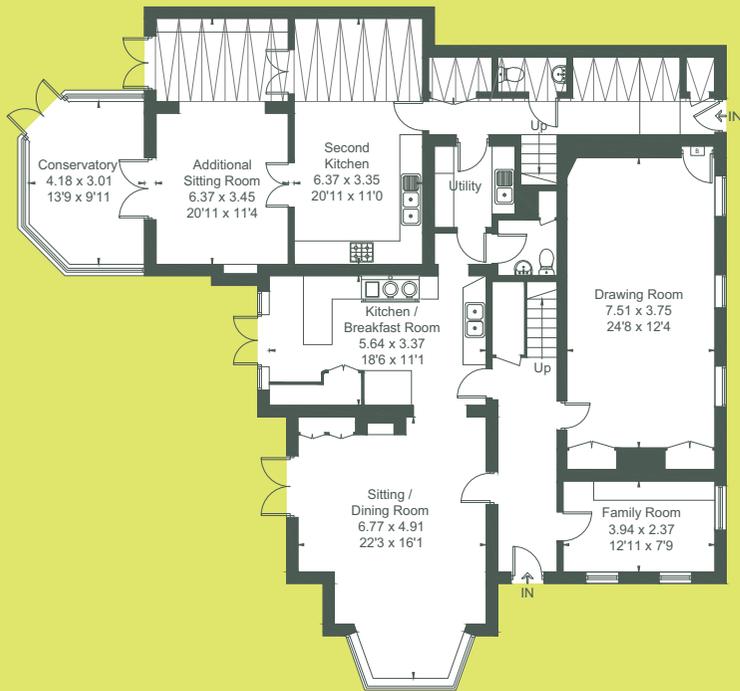


Second Hall

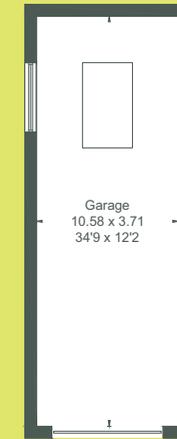
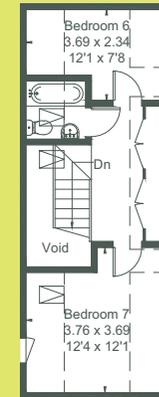


Second Kitchen

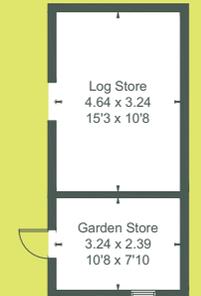
Approximate Floor Area = 376.8 sq m / 4056 sq ft (Excluding Void)
 Outbuildings = 82.3 sq m / 886 sq ft (Including Garage / Excluding Log Store)
 Total = 459.1 sq m / 4942 sq ft
 Including Limited Use Area (23.8 sq m / 256 sq ft)



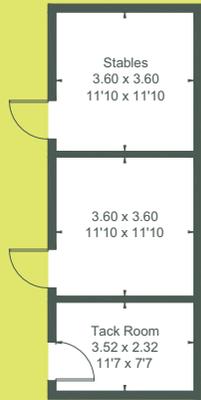
☐ Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)
 Outbuildings



(Not Shown In Actual Location / Orientation)



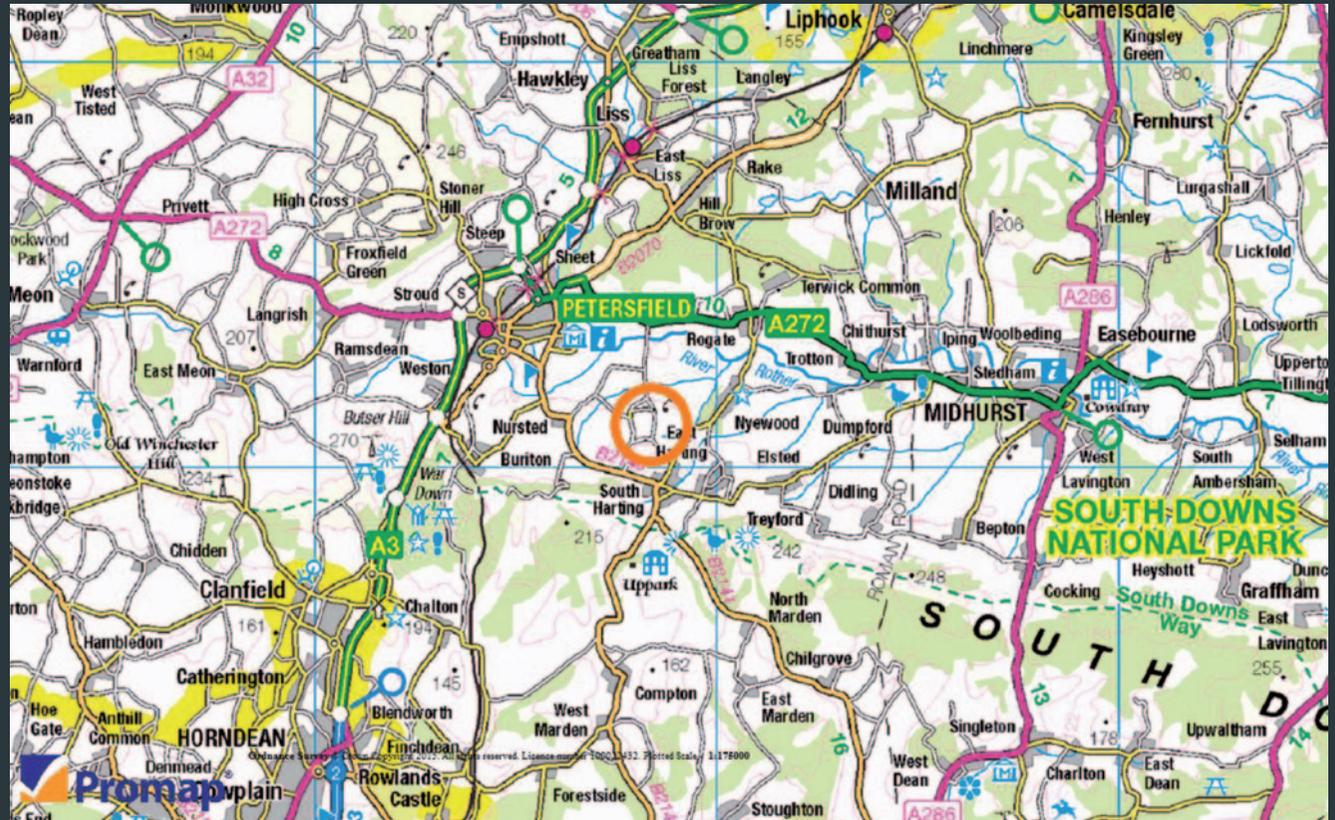
(Not Shown In Actual Location / Orientation)

Directions to GU31 5NT

Heading south on the A3, on arriving at Petersfield, take the first exit signed to Midhurst A272. Follow the slip road along to the roundabout and take the first exit signed to Midhurst. Go along through the village of Sheet past The Half Moon pub and turn right onto the A272 signed to Midhurst. Follow this road for about a mile and take the first turning on the right signed to W. Harting and Durford Mill. Continue along this road for a mile and a half and where the road forks, bear left towards Harting. Keep going for just over half a mile and West Harting House is the last property on the right in a series of houses after the old telephone box.



Viewing strictly by appointment



Services: Mains water and electricity, two oil fired boilers providing hot water and central heating via radiators, one for the main house and one for the annexe. Oil fired Aga, private drainage.

Council: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Main House – Band G, Annexe – Band A

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated September 2019.

