



The Old Bakehouse

NORTH LANE | SOUTH HARTING | GU31 5PZ

Wilson | Hill

Open Plan Sitting Room/Kitchen/Dining Room | Bedroom Suite | Second Double Bedroom | Downstairs Shower Room | Garden | Parking Space

Petersfield 4.5 miles, Winchester 24 miles, Guildford 28 miles, London 58 miles



| The Property

The Old Bakehouse is a deceptively spacious and completely unique cottage bursting with character that has been cleverly decorated and designed throughout. The cottage provides incredibly light and spacious accommodation over two floors. The ground floor boasts double height ceilings and a recently fitted kitchen which is open plan to an immensely flexible space for dining and living, complete with log burner.

Also on the ground floor is a double bedroom with in-built storage and a shower room. A spiral staircase leads up to an extraordinary galleried landing that runs the length of the property and hosts the master suite complete with freestanding bath. There is also a large landing space overlooking the ground floor which is currently used as a study/office area. French doors lead off the landing to a rear garden.

| Location

The Old Bakehouse sits in the middle of South Harting, a thriving village in the heart of the South Downs National Park between Petersfield and Chichester. The village has a pub, school, shop and post office as well as many clubs and societies. Petersfield, and its comprehensive range of facilities including Waitrose and a mainline station with train service to London Waterloo in around an hour, is only 4.5 miles away. Petersfield has a range of great schools including Ofsted Outstanding TPS as well as Ditcham Park School and Churcher's in the private sector.

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. There are a number of good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.





Outside

The cottage is approached via wooden gates that open into a communal brick paved courtyard and at the rear of the cottage there is a small private garden with views to the Downs. The garden has been cleverly landscaped to offer different seating areas, raised beds, grass and gravelled areas. A pathway leads from the garden to a private parking area for one vehicle at the rear of the property.



Approximate Area = 83.9 sq m / 903 sq ft (Excluding Void)

I Directions to GU31 5PZ

Leave Petersfield town on Sussex Road (B2146). Follow this road for 3.8 miles until you reach South Harting Village. Turn left then immediately left again and The Old Bakehouse will be on the left hand side near the village store. Please park on the road and then walk through the wooden gates into a courtyard that will lead you to The Old Bakehouse.



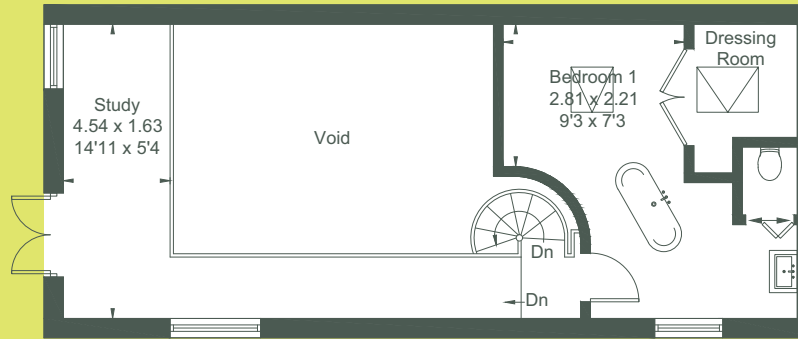
Services: Mains electricity, water, drainage and electric heating.

Local Authority: Chichester District Council, (<https://www.chichester.gov.uk/>)

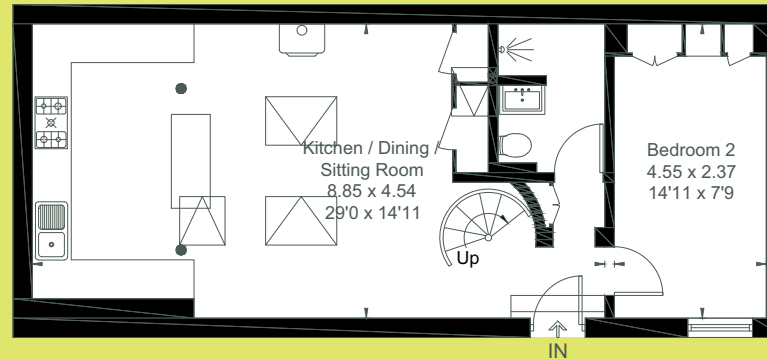
Council Tax: Band D. EPC: G15

Agents Note: There is an agreement with the neighbours (White House) to store LPG bottles near the parking area.

Viewing strictly by appointment.



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential fourwalls-group.com 285509)

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 2021.

