



Jenny Lake Cottage

THE STREET | SOUTH HARTING | WEST SUSSEX | GU31 5QD

Wilson | Hill

2 Large Double Bedrooms | Family Bathroom | Sitting Room | Kitchen/Breakfast Room opening to Garden Room/Dining Room | Detached Home Office | Pretty Cottage Garden
Petersfield 4 miles, Chichester 12 miles, Winchester 23 miles, Guildford 30 miles, London 61 miles



| The Property

Jenny Lake Cottage is a charming end of terrace period home set in a tranquil oasis in the heart of the village behind the main street. The house is bursting with character and is deceptively spacious. The ground floor offers a large sitting room with wood burning stove, a light kitchen/breakfast room with ample storage opening into a bright garden room/dining room. Upstairs consists of two large double bedrooms and a family bathroom.





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

| Outside

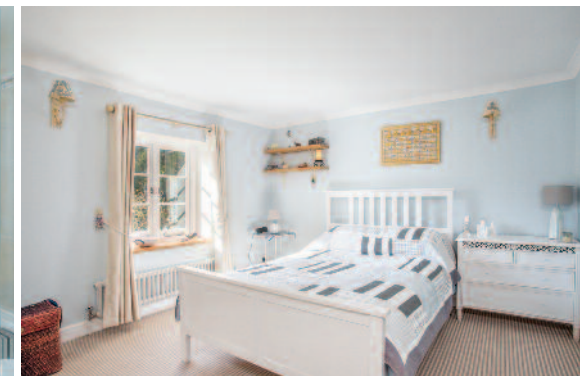
To the south and east of the cottage is a pretty garden with two terraces leading to an area of lawn and, beyond this, extensive flower and herbaceous borders. It makes for a very relaxing space; a classic English cottage garden. Located in the garden there is a detached timber building currently used as a home office and in one corner there is also a useful storage area where the oil tank is located. Beyond the garden boundary runs a pretty stream, adding to the tranquility.

| Location

South Harting is 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 and many clubs and societies. Petersfield and its comprehensive range of facilities including Waitrose, a mainline station with train services to London Waterloo in around an hour is just 4 miles away. There is an excellent range of schools including TPS, Bedales and Churcher's College in Petersfield.

The other popular local school, Ditcham Park, is just 4.2 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.



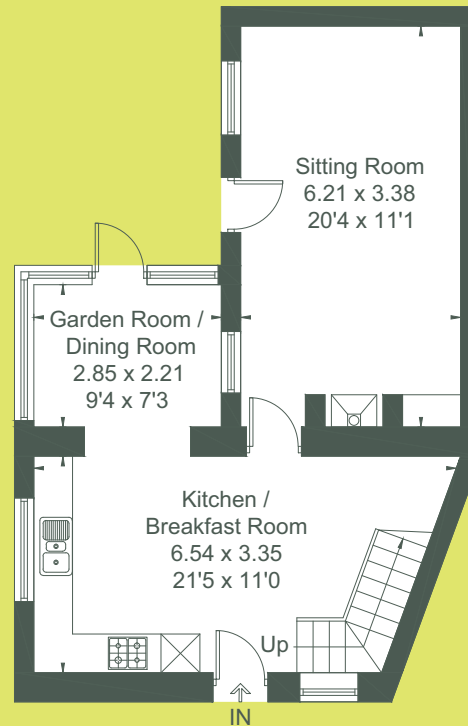
Directions to GU31 5QD

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 down the hill and after about 300 yards turn right into Pulens Lane, signed to South Harting. Follow this road for 1 mile and then turn left onto the B2146 towards Chichester. Follow this road for 3 miles to South Harting and at the T junction turn right and almost immediately on your left you will see the Old School. Park on the street and then looking at the Old School you will see a pathway at the right hand end with a sign saying public footpath next to a bus stop. Go down this path, around a couple of bends and after a short distance you will find the entrance to Jenny Lake Cottage on the right hand side.

 **WHAT3WORDS** ///sang.smuggled.computer



Approximate Floor Area = 94 sq m / 1012 sq ft
Office = 6.0 sq m / 64 sq ft
Total = 100 sq m / 1076 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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Services: Mains water and electricity, oil fired boiler providing hot water and central heating via radiators.

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

Council Tax: Band D. **EPC:** D63

Viewing strictly by appointment.

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 April 2022

