



Quebec Cottage

QUEBEC | WEST HARTING | HAMPSHIRE | GU31 5PG

Wilson | Hill

Master Bedroom with En Suite Shower Room | Entrance Porch | Entrance Hall | Shower Room | Sitting Room | Dining Area | Family Room/Snug | Kitchen/Breakfast Room
Utility Room | 3 Bedrooms | Bathroom | Parking | Detached Outbuilding | Gardens of about 0.4 Acres (0.161 ha) | Rural Views
Mileages: Petersfield Market Square 3.6 miles, Guildford 28.8 miles, Winchester 23.7 miles, Chichester 13.6 miles, London 59.8 miles
Main line station to London Waterloo and A3 at Petersfield



| The Property

Quebec Cottage is an attractive, period property of immense charm and character, enjoying a delightful rural position overlooking a neighbouring deer park, offering pretty stone facing elevations with brick detailing beneath a pitched, tiled roof. The house is beautifully appointed throughout, boasting comfortable, well proportioned and flexible accommodation, incorporating many character

features such as open fireplaces, some exposed ceiling timbers and tiled floors, with the more modern conveniences attributed to current day living including a fully fitted kitchen, updated bathrooms and a stylish, contemporary design throughout. With three bedrooms and a bathroom on the first floor, the ground floor offers a lovely sitting room with large fireplace and woodburning stove with an opening to a separate



dining area, a comfortable family room/snug also with attractive open fireplace and woodburning stove, a spacious kitchen/breakfast room with an outlook over the gardens, utility/boot room and a shower room. There are delightful views enjoyed from every room over the gardens to the rear and neighbouring countryside to the front.

| Location

West Harting is a hamlet that nestles at the foot of the Downs, in the heart of the South Downs National Park between Petersfield and Midhurst, under 2 miles from the larger village of South Harting which has a pub, school, shop with 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 3.3 miles away with an excellent range of schools including Bedales, Churcher's College and Ditcham Park.

The A3 at Petersfield 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 good number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path.

| Outside

Approached through a wooden five bar gate which leads to a shingled drive with parking for several vehicles and access to the double garage. The delightful gardens are a lovely feature of the cottage which are principally lawned to the front and to the rear there is a terrace area, ideally suited for dining and entertaining, with rising steps leading to the gently inclining, southerly facing, lawned garden beyond. In all the gardens and grounds extend to approximately 0.4 acres (0.161 ha).



Directions to GU31 5PG

Following the A3 south from Guildford, take the first exit signed to Petersfield and Midhurst. At the roundabout turn left onto London Road and continue on this road for approximately 0.6 miles, turning right onto the A272 towards Midhurst. Continue along the A272 for approximately 1.2 miles, turning right signposted towards Harting and Sky Park Farm. Continue along the road (passing Sky Park Farm on your right) for approximately 1.2 miles, bearing right as the road rises up the hill at the fingerpost signed to Quebec. After approximately 400 yards, Quebec Cottage will be found on the left hand side.

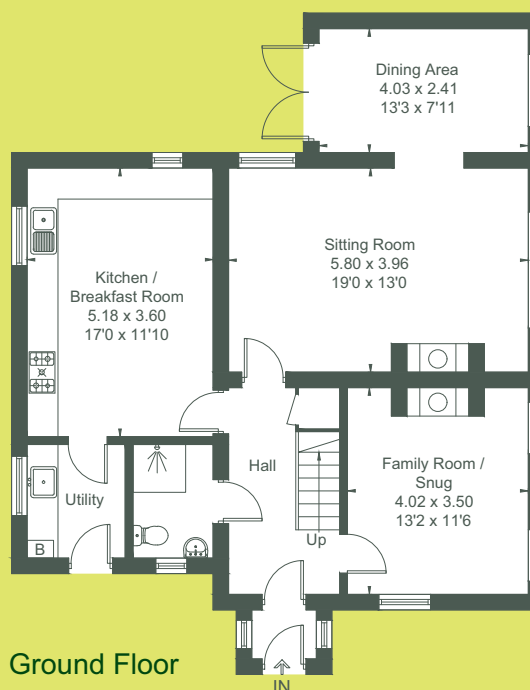


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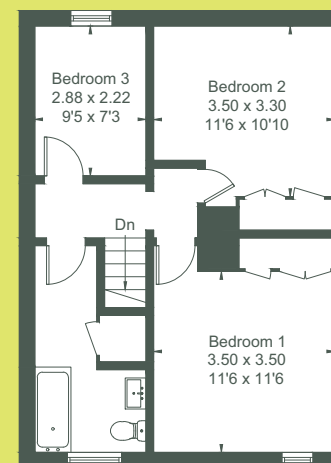


Viewing strictly by appointment.

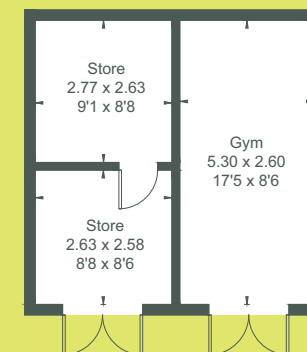
Approximate Area = 138.0 sq m / 1485 sq ft
Outbuildings = 29.7 sq m / 320 sq ft
Total = 167.7 sq m / 1805 sq ft



Ground Floor



First Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 296794

Services: Oil fired central heating; Mains electricity;
Mains water; Private drainage

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

Council Tax: Band E. **EPC:** F34.

Agents Note: Quebec Cottage has recently been operating as a five star, gold accoladed luxury holiday cottage by Visit England.

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

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