



The Cottage

SOUTH HARTING | HAMPSHIRE | GU31 5LD

Wilson | Hill

Entrance Hall | Cloakroom | Sitting Room | Family Room | Dining Room | Kitchen/Breakfast Room | 3 Bedrooms | Bedroom 4/Study | Bathroom | 2 Attic Rooms
Attractive and Spacious Cottage Gardens

Mileages: Petersfield 4 miles, Chichester 12 miles, Guildford 30 miles, Winchester 23 miles, London 61 miles. Main line station to London Waterloo and A3 at Petersfield



| The Property

The Cottage is an attractive Grade II listed cottage of immense charm and character requiring significant updating throughout, being offered to the market for the first time in nearly 70 years. Arranged over three floors, the property offers a wealth of period features throughout including open fireplaces, stone flooring, exposed timbers and sash windows. The Cottage offers a spacious, open plan sitting room with large open fireplace with opening to a family room, separate dining room and kitchen on the ground floor.

There are three bedrooms currently on the first floor with a study/formerly a further bedroom and bathroom created from the former fourth bedroom on the first floor and two attic rooms on the second floor. The property enjoys a delightful outlook to the rear across its own garden and towards the South Downs beyond.

We understand that The Cottage was historically noted as being The Waterloo Inn in the mid 1850's but ceased being a public house in the 1870's.



| Location

The Cottage enjoys a fine, central position within the delightful village of South Harting. 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 and a mainline station with train services to London Waterloo in around an hour is 4.1 miles away and is particularly blessed with an excellent range of schools including Bedales, Churcher's College. The other popular local school, Ditcham Park is just 4.2 miles from the house, and Harting Primary School 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. 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 via a flagstone path set behind a brick retaining wall with flower borders either side leading to the front door.

The rear gardens are a delightful feature offering a formal lawned area adjacent to the rear of the property with a central brick path and two rising steps leading to the main part of the garden which is spacious and well stocked offering various areas including vegetable gardens, a fruit cage, well stocked floral borders, fruit trees, various paths and a raised lawned area at its perimeter housing a timber store. The rear garden is fully enclosed and southerly facing.



I Directions to GU31 5LD

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 to the end and then turn left onto the B2146 towards Chichester. Follow this road for 3 miles to South Harting and at the T junction turn left, continuing on to the right where The Cottage will be located on the right hand side after approximately 800 yards.

 **WHAT3WORDS** ///transfers.limits.unsightly

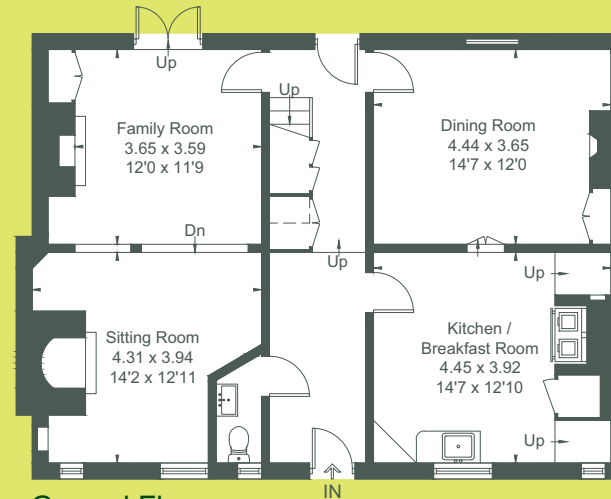


Viewing strictly by appointment.

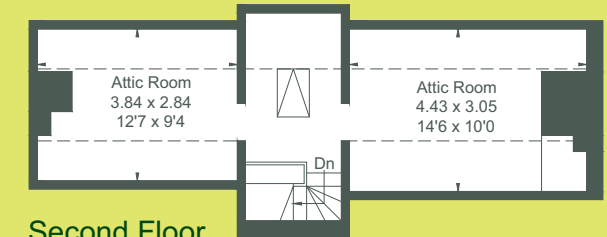
Approximate Area = 197.4 sq m / 2125 sq ft
Including Limited Use Area (16.2 sq m / 174 sq ft)



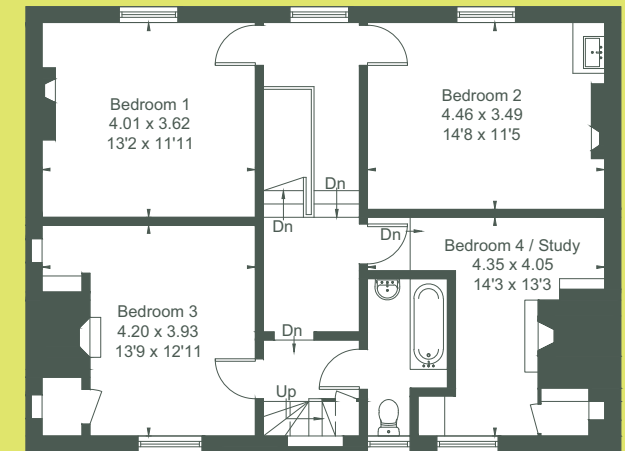
 = Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 300887

Services: Oil fired central heating (currently not connected); Mains electricity; Mains water; Mains drainage.

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

Council Tax: Band F. **EPC:** Not required.

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 June 2022

