



North Lodge

SUNWOOD LANE | DITCHAM | PETERSFIELD | GU31 5RJ

Wilson | Hill

Two Bedrooms | Dressing/Box Room | Cloakroom | Kitchen | Dining/Garden Room | Sitting Room | Utility Room | Downstairs Shower Room | Workshop/Greenhouse | Summerhouse
Parking | Front and Rear Gardens | Garage | Delightful Rural Views | Requiring Extensive Modernisation | In all approx. 0.2 acres
Petersfield 4.5 miles (with mainline station to London Waterloo), Chichester 17 miles, Guildford 30 miles, Portsmouth 17 miles



| The Property

Dating back to 1887, North Lodge is a detached, former lodge house, principally arranged over two floors which has been extended and adapted over the years into its current configuration. The property requires extensive updating throughout, offering significant scope and, subject to acquiring the necessary consents, could be substituted with a replacement dwelling.





| Location

Located just off the South Downs Way and situated within the South Downs National Park, North Lodge enjoys a wonderful rural position, benefitting from some exceptional distant views across neighbouring farmland. The property is located in the rural hamlet of Ditcham which houses a collection of homes, a farm

and Ditcham Park School. The nearby village of South Harting offers some local amenities including a shop with Post Office, public house, primary school and church and for more comprehensive recreational and shopping facilities, as well as a mainline station to London Waterloo, Petersfield is also within easy reach.

| Outside

The property offers private parking, a detached garage and generous gardens abutting neighbouring farmland, boasting a wonderful open rural aspect. In all the gardens extend to approximately 0.2 acres (0.08 ha).





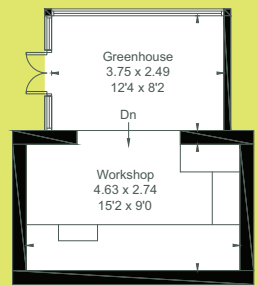
Approximate Area = 139.3 sq m / 1499 sq ft
 Outbuildings = 30.6 sq m / 329 sq ft
 Total = 169.9 sq m / 1828 sq ft
 (Including Garage)
 Including Limited Use Area (4.7 sq m / 50 sq ft)

Directions to GU31 5RJ

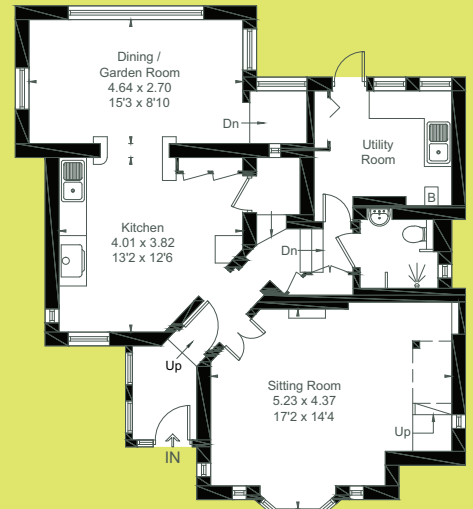
Leave Petersfield on the B2146 towards South Harting, passing Petersfield Heath and Lake. Continue on the B2146 for approximately 2¼ miles, turning right signposted to Ditcham Park School and the Tythe Barn. Continue on this lane climbing up the hill for approximately 1¼ miles where North Lodge will be found on the left-hand side.



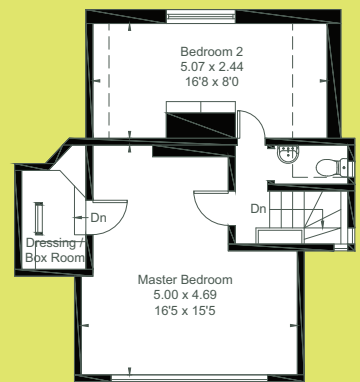
Services: Private water – supplied from Ditcham Park School, private drainage. Mains electricity. Calor Gas.
Local Authority: East Hampshire District Council
www.easthants.gov.uk 01730 266551
Council Tax: Band E. **EPC:** G12.
Viewing strictly by appointment.



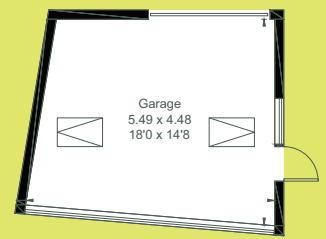
Lower Ground Floor



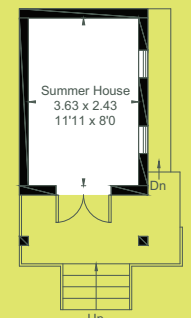
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 315446

Agents Note: A claim has been made by the neighbouring farmer in relation to a small triangular shaped parcel of land near the existing garage, which on current Land Registry documentation, is marked as within the ownership and the curtilage of North Lodge. For further information please contact the selling agents.
 The property is sited on the north drive leading to Ditcham Park School and is subject to increased traffic flow during busy school periods.
 The property (and neighbouring properties) has a private water supply fed from Ditcham Park School.
 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 March 2023

