



Old Well Cottage

WEST HARTING | WEST SUSSEX | GU31 5NT

Wilson | Hill

Master Bedroom | Guest Bedroom with Ensuite Shower Room | 2 Further Bedrooms | Family Shower Room | Drawing Room | Dining Room | Reception Hall
Kitchen/Breakfast Room | Utility/Boot Room | Shower/Cloakroom | Wine Store | Gardens of 1.05 Acres | Double Garage and Log Store | Swimming Pool | Pool House
Lovely views to the South Downs

Petersfield 4.5 miles, Midhurst 9 miles, Guildford 28 miles, London 60 miles.







| The Property

Old Well Cottage is a charming Grade II listed property dating we believe from the 16th Century, with many period features. It has a large modern kitchen/breakfast room with an Aga and French doors to the garden. Both the drawing room and reception hall have wood burning stoves and there is a large and light dining room. Upstairs there are four bedrooms,

one of which has an ensuite shower room, together with a family shower room, and a cloakroom with shower in it. Approached from outside there is also a very useful utility/boot room. The house sits in grounds of just over 1 acre, and there are lovely views across fields to the South Downs from much of the house and the gardens.



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, only a mile from the larger village of South Harting which 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 4.5 miles away and is particularly blessed with an excellent range of schools including Bedales and Churchers College. The other popular local school, Ditcham Park, is just 4.5 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. There are a good number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path.



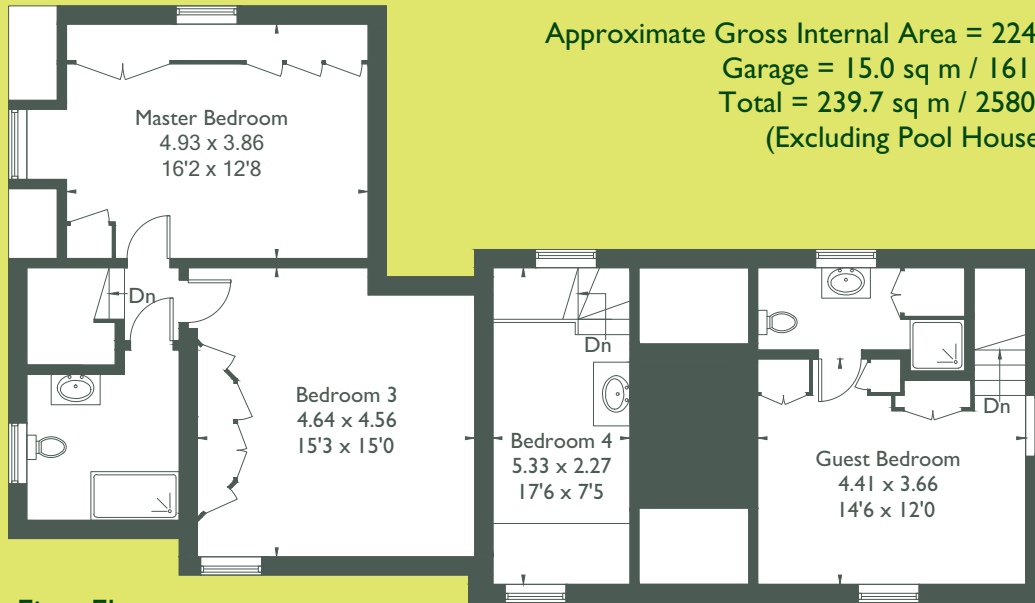


Outside

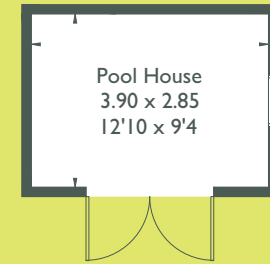
The gardens, which are mainly laid to lawn, surround the property on all sides. There is a beautifully landscaped lavender path leading to the pool area with heated swimming pool and a pool room housing filtration equipment. There are two terraces perfect for entertaining, stunning westerly views over open

country and to the front of the property is a gravelled drive with a spur leading to the two bay open garage with a log store to one side. A low retaining wall with steps and flower borders leads to the house. There is also a raised vegetable garden area.

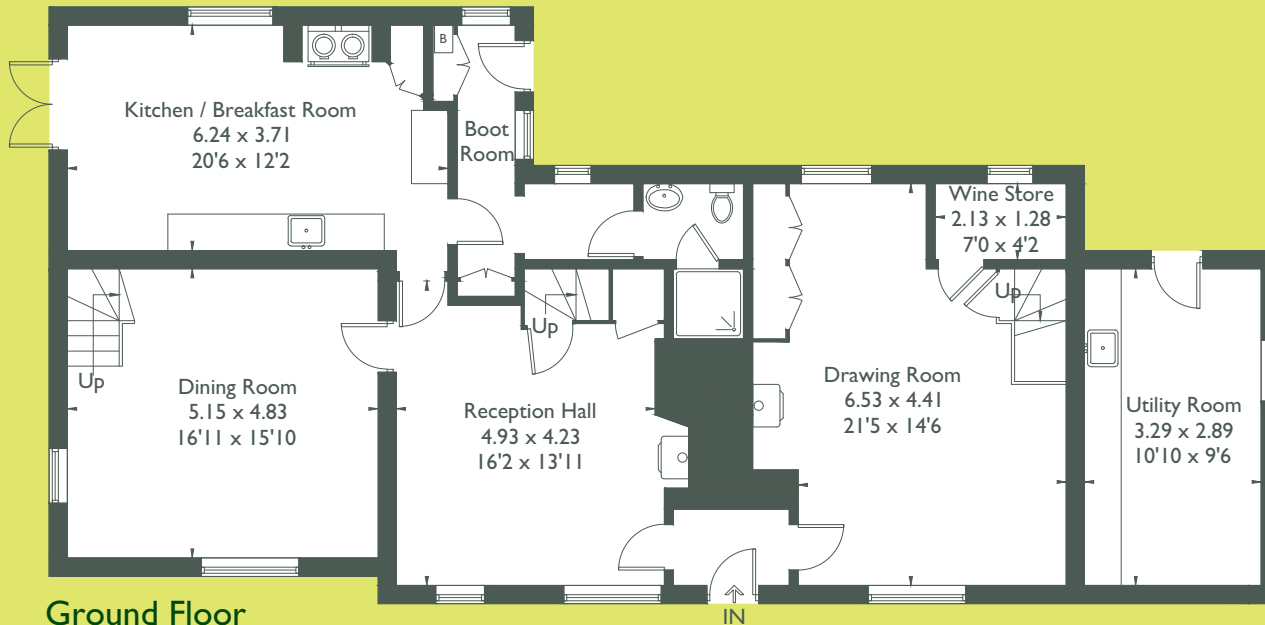
Approximate Gross Internal Area = 224.7 sq m / 2419 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 239.7 sq m / 2580 sq ft
 (Excluding Pool House)



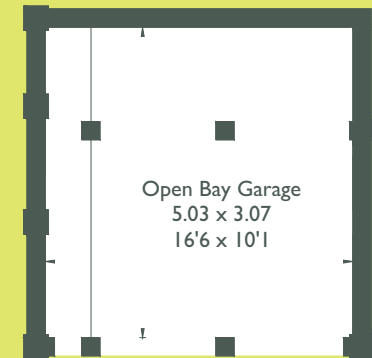
First Floor



Pool House
 (Not Shown In Actual
 Location / Orientation)



Ground Floor



Outbuilding
 (Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only. Not to scale
 Ref: 145437

Directions to GU31 5NT

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 along through the village of Sheet past The Half Moon pub and having left the village, turn right onto the A272 signed to Midhurst. Follow this road for about a mile and take the first turning on the right signed to W. Harting and Durford Mill. Continue along this road for a mile and a half and where the road forks, bear left towards Harting. Keep going for another half a mile and Old Well Cottage will be found on the right hand side (the second house after the phone box).

 **WHAT3WORDS** ///thrashing.solution.innovate

Services: Mains water and electricity, LPG gas fired boiler providing hot water and central heating via radiators and for the Aga, private drainage.

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

Council Tax: Band G

Viewing strictly by appointment via the agents



Agents Note: Our clients rent an additional 0.16 acres of agricultural land to one side of the garden on an annual agreement for £100 per annum and if purchasers are interested in continuing this arrangement our clients will provide the necessary contracts and information.

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 October 2020 and June 2022

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