



Putmans Cottage

WEST HARTING | WEST SUSSEX | GU31 5PB

Wilson | Hill

Master Bedroom with Ensuite Shower Room | Guest Bedroom with Ensuite Shower Room | 3 Further Bedrooms | Family Bathroom | Dining Hall | Cloakroom | Drawing Room
Sitting Room | Kitchen/Breakfast Room | Study | Utility Room | Shed | Double Garage with Office above and Store to one side | Parking | Log Shed | Potting Shed | Pool House
Swimming Pool | Gardens of about 1 Acre (0.4 ha) | Views to the South Downs

Petersfield 3.3 miles, Midhurst 9 miles, Chichester 13 miles, Guildford 29 miles, London 60 miles.







| The Property

Putmans Cottage is a lovely period detached cottage dating originally from 17th century with a more recent extension. There are five bedrooms in all, two of which have ensuite shower rooms and a family bathroom upstairs, whilst on the ground floor there is a drawing room, dining hall, sitting room, study, kitchen/breakfast room as well as a utility room and cloakroom. It is possible to enlarge the kitchen as the owners have obtained a consent for this from SDNP, and further

information is available on this by pressing the link on the back page of the brochure. The property sits in attractive gardens of about an acre and lovely views over open countryside can be enjoyed from most of the house and garden.



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 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 3.3 miles away with an excellent range of schools

including Bedales and Churchers College. 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.





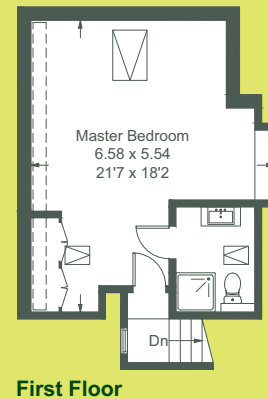
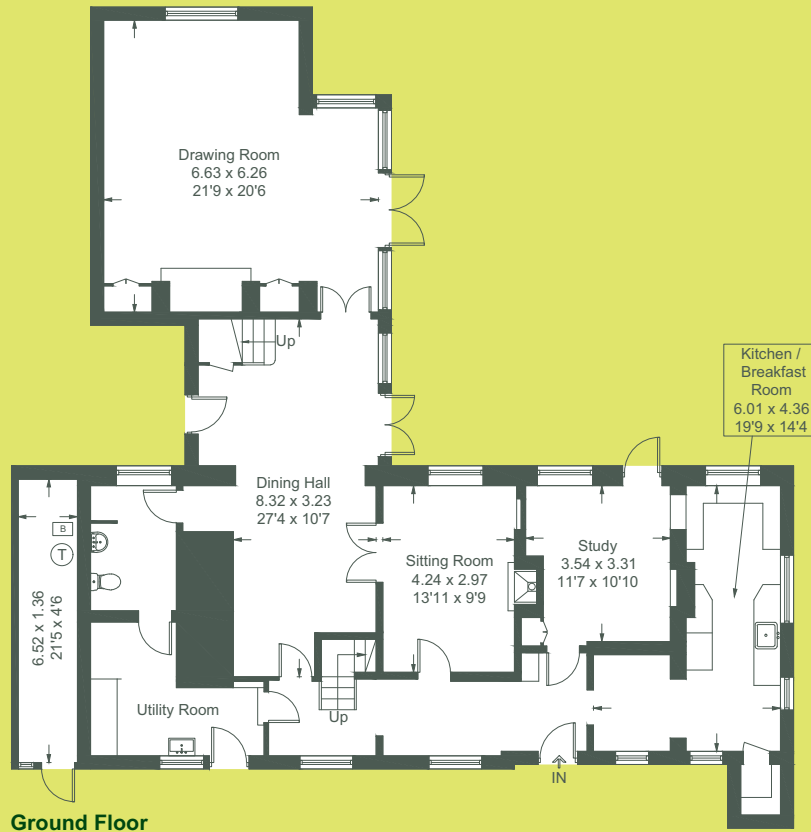
Outside

The gardens lie to the south with lovely rural views towards the South Downs. There are large areas of lawn, mature flower beds, a large vegetable growing area, an orchard, small pond and wild flower area as well as two terraces and a swimming pool. There is parking to either side of the house and the garage lies to the west of the property with stairs leading up to the garden and providing access to the office above. To one side of the back garden is a partially walled swimming pool area.

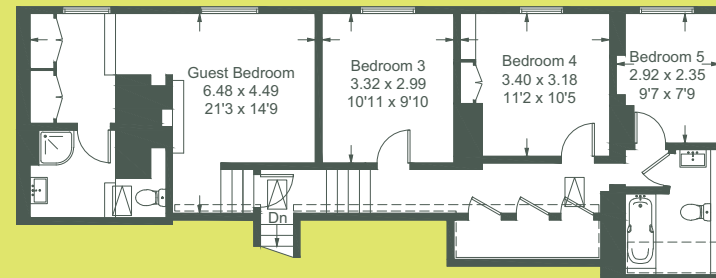




Approximate Gross Internal Area = 267 sq m / 2874 sq ft
Outbuildings = 52.8 sq m / 568 sq ft
(Excluding Carport)
Total = 319.8 sq m / 3442 sq ft

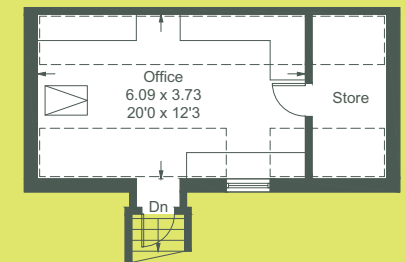


First Floor

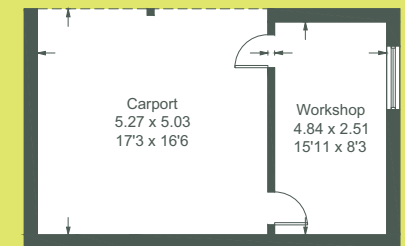


First Floor

= Reduced headroom below 1.5m / 5'0"



Outbuilding - First Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID622528)

I Directions to GU31 5PB

From Petersfield take the B2146 towards South Harting going through Hurst, past Ditcham and Alitex and then take the turning on the left signed to W. Harting 1 mile. Follow this road for half a mile and at the next junction bear left (West Harting is signed to the right, but do not turn right here). Continue along this lane for another half a mile and turn left at the small grass triangle with a wooden footpath sign, into Putmans Lane and Putmans Cottage is the first house on the left.



Services: Mains water and electricity, private drainage, oil fired boiler providing hot water and central heating via radiators and also with some underfloor heating.

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

Council Tax: Band F **EPC:** E49

Viewing strictly by appointment



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Agents Note: The property is owned by some of the Partners at Wilson Hill.

Planning Note: The owners have obtained a Certificate of Lawfulness Dated 19/06/2020 for an extension to the kitchen. For further information [click here](#) and the hyperlink will take you to the relevant area on the SDNP website.

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 dated August 2020 and photographs taken May and July 2020.

