



## Slate Cottages, East Harting, Petersfield, GU31

Guide Price: £420,000 Freehold

A pretty two bedroom cottage with delightful gardens situated in a sought after location. NO ONWARD CHAIN.

A pretty two bedroom cottage | Situated in the sought after village of East Harting | Countryside views | Characterful features throughout | Delightful front and rear gardens | No onward chain |

EPC Rating: "G" (8)

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## DESCRIPTION

A charming two bedroom end of terrace cottage situated in a highly sought after Downland hamlet. The property has been superbly maintained by the current owner and features exposed stone walls and an open fireplace. The front garden has been landscaped to create a low maintenance patio area and the rear garden is an absolute delight and major feature of the property. There are two very useful brick built sheds in the rear garden.





## LOCATION

Located in the highly sought after hamlet of East Harting, this property is ideal for those that love rural life. Local amenities can be found in the nearby village of South Harting which includes two churches, a primary school, village shops, a Post Office and a public house. The property is nestled in the heart of the South Downs National Park which provides excellent rural pursuits. Further amenities can be found in Petersfield, approximately four miles to the north-west. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The station provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, Polo at Cowdray Park and sailing along the South Coast. There are many popular schools including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains electricity and water and private drainage.

Ref: MD/240118/2

## LOCAL AUTHORITY

Chichester District Council

## DIRECTIONS

From Petersfield, proceed along Sussex Road (B2146) towards South Harting. On entering South Harting at a "T"-junction, turn left and then bear right. Continue out of the village and just after an S bend bear diagonally left. When the road forks bear right and continue along this road and the property will be found in an elevated position on the left hand side.

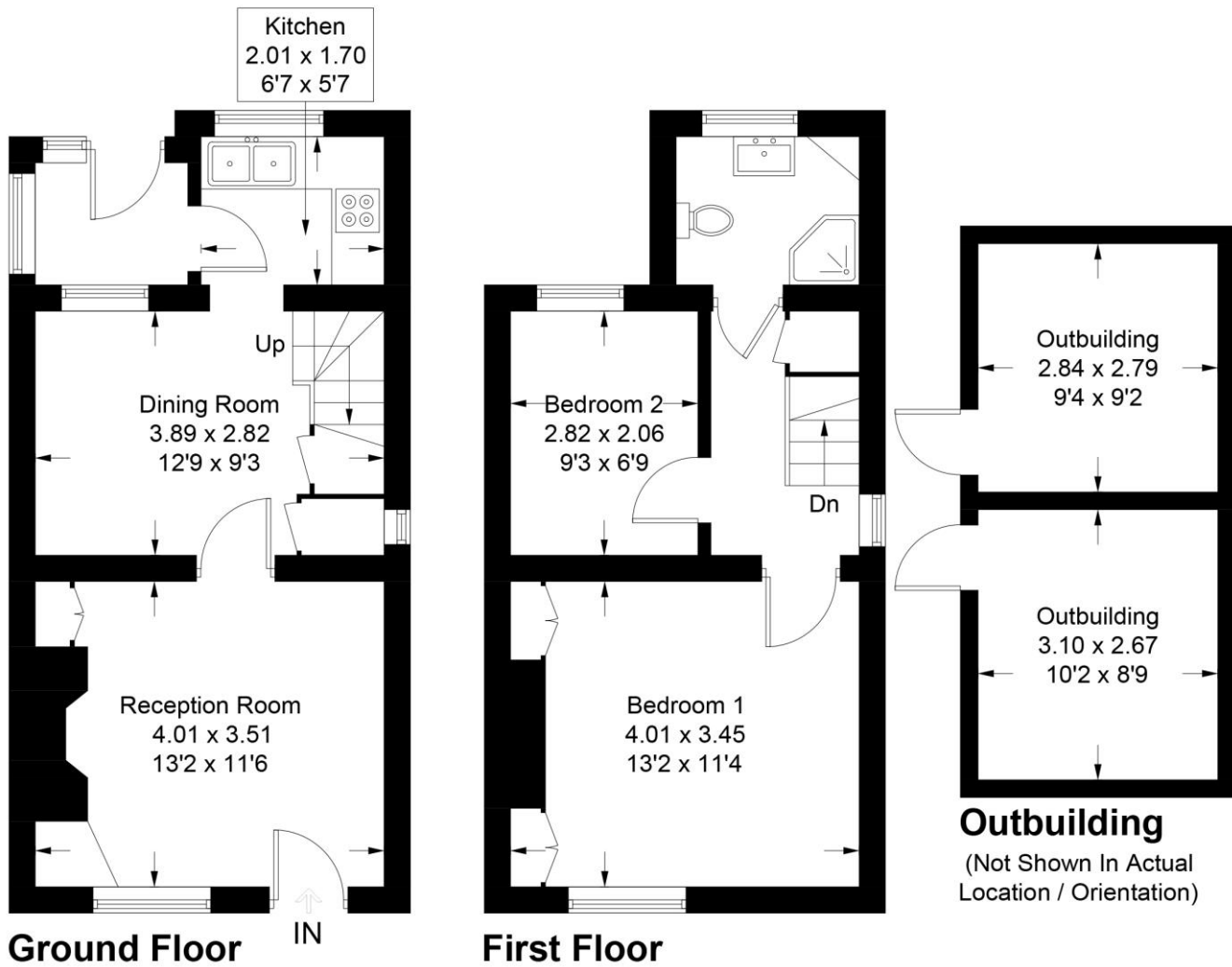


# East Harting, GU31

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft

Outbuilding = 17 sq m / 183 sq ft

Total = 81.7 sq m / 879 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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