



The Hop Garden, South Harting, Petersfield, Hampshire, GU31

Guide Price: £400,000 Freehold

A detached bungalow in the heart of the popular village of South Harting.

Two bedrooms, wet room, sitting room, kitchen, hall, conservatory, garage, parking and garden.

EPC Rating: "E" (43).

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DESCRIPTION

The property is a detached bungalow with brick elevations under a tiled roof believed to date from around 1970. The current owner bought the property approaching 30 years ago and you can see why they were settled for so long. The layout can be seen in the floorplan but of particular note is the sitting room with an open fire and sliding doors lead to the conservatory. The kitchen is fitted with matching floor and wall mounted units and a door leads outside. There are two bedrooms, both of which have built-in storage and are large enough to accommodate double beds, and a wet room. Outside, the property is approached by a driveway with parking for two cars leading to a single garage. The garden wraps around the property and is mainly laid to lawn with a variety of mature borders, raised beds and hedging. Whilst the property has been loved over the years, it would now benefit from some general updating and an internal viewing is strongly recommended.



LOCATION

The property is situated close to the village centre of South Harting, which boasts two churches, a primary school, village shop with a Post Office and a pub. The village is nestled in the heart of the South Downs National Park which provides excellent rural pursuits. Further amenities can be found in Petersfield, approximately 4 miles to the north-west. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct 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 in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Midhurst Rother College.

Services: Oil fired central heating, mains electricity, water and drainage.

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 right and follow this road passing the church on your right. Pass a small carpark on your right and then turn left into Tipper Lane and then almost immediately left again into The Hop Garden. As you enter The Hop Garden, the property is situated straight ahead of you.

Ref: AB/230121/2.

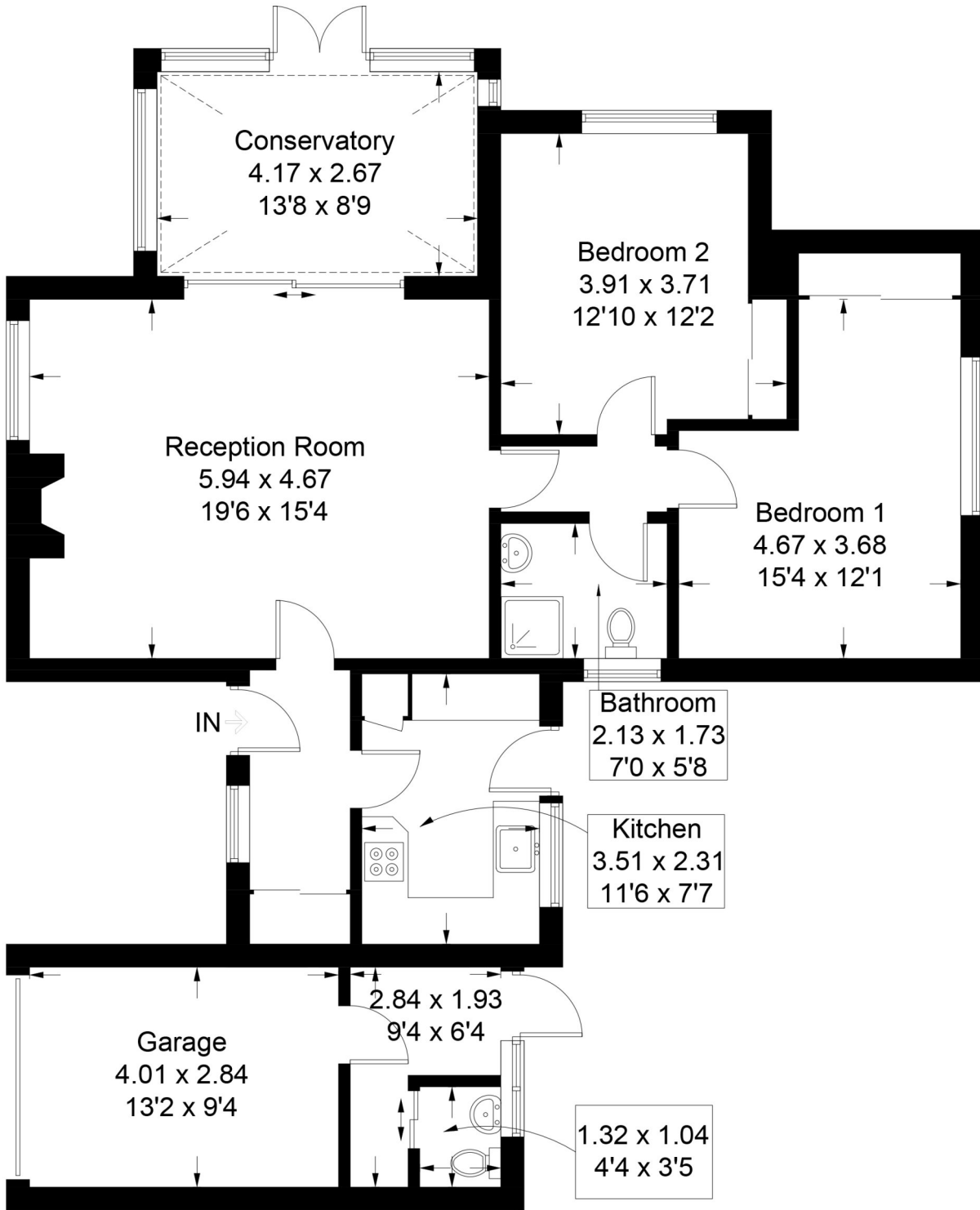


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Approximate Gross Internal Area = 91.8 sq m / 988 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 109.3 sq m / 1176 sq ft



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

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 2023.

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