



Slate Cottages, East Harting, Petersfield, GU31

OIEO: £425,000 Freehold

A characterful period cottage in a delightful position in the ever-popular village of East Harting.

Two bedrooms, family bathroom, sitting room, kitchen/dining room, front garden with patio area, pretty rear garden with summer house and sheds.

EPC Rating: "E" (52).

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DESCRIPTION

The property is a pretty two-bedroom terrace cottage with brick and clunch stone elevations under a slate roof and accommodation over two floors. The characterful cottage has been tastefully decorated and features oak beams, exposed stone walls, a woodburning stove and the layout can be seen in the floorplan. The well-established front garden has descending brick terrace which is an ideal spot for dining during the summer months amongst the copious flowers. From the back door, a path leads to the rear garden (which is set behind a neighbour's property), is mainly laid to lawn and benefits from spectacular views over the surrounding countryside surveyed from a shell terrace, an extensive decked area and an ideal cosy summer-house retreat. There is also a charming pergola and a small pond. An internal viewing is strongly recommended to fully appreciate the character and charm that this cottage has to offer.

SERVICES

Mains electricity, water and private drainage.



LOCATION

This property is ideal for those who love a combination of the rural life just an hour away from London. 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.

LOCAL AUTHORITY

Chichester District Council. Band "D".

DIRECTIONS

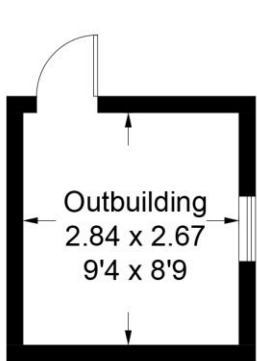
From Petersfield, proceed along Sussex Road (B2146) towards South Harting. On entering South Harting at a "T"-junction, turn left and then bear right. Continue out of the village and just after an S bend bear diagonally left. When the road forks bear right and continue along this road and the property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

Ref: AB/240065/1

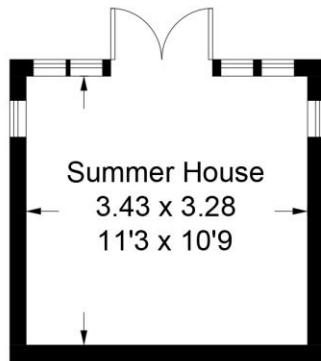


East Harting, GU31

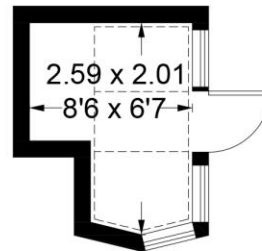
Approximate Gross Internal Area = 61.6 sq m / 663 sq ft
 Outbuildings = 31.7 sq m / 341 sq ft
 Total = 93.3 sq m / 1004 sq ft



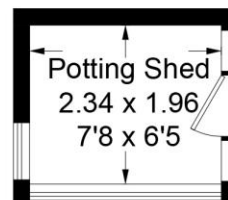
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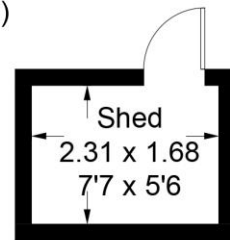
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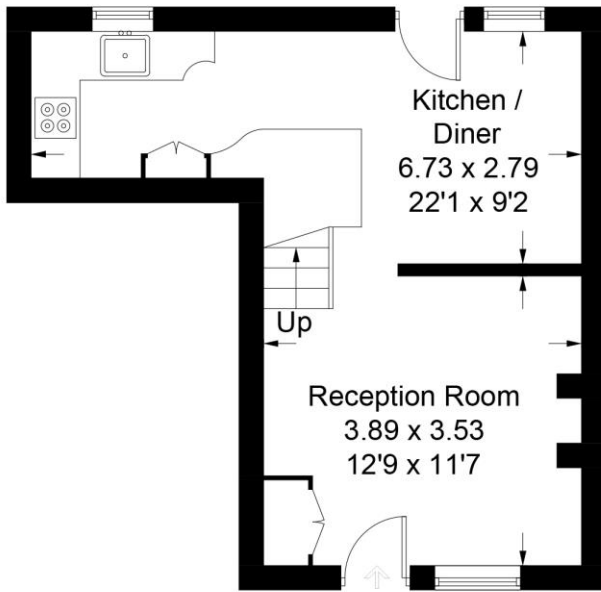
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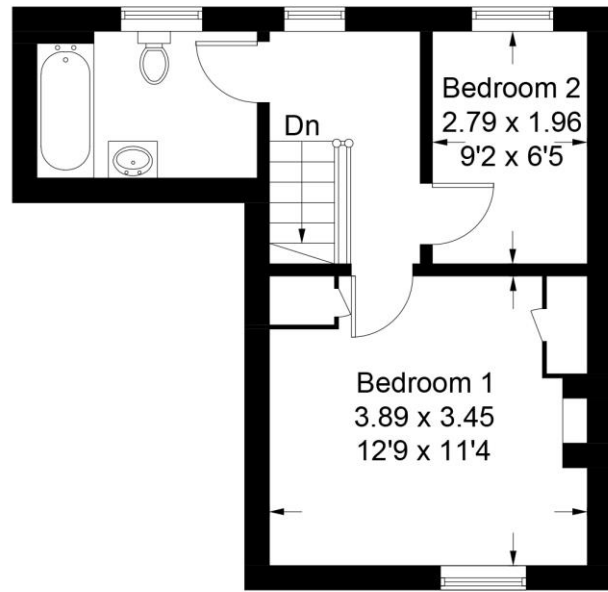
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Ground Floor



First 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 2024.

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