

THE
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SOUTH HARTING
Petersfield, Hampshire

South Harting, Petersfield, Hampshire

A stunning 4 bedroom, 3 reception room, Grade II listed semi-detached cottage with pretty cottage style gardens and private parking positioned within the heart of the village.



Mileages (approximate)

Petersfield – 4.5 miles
Chichester – 12 miles
Portsmouth – 18 miles

Summary of Accommodation

Ground Floor

Entrance Lobby
Sitting Room
Dining Room
Snug
Kitchen
Utility Area

First Floor

Master Bedroom with ensuite Shower Room
Bedroom 4/Dressing Room
Two Further Double Bedrooms
Family Bathroom

Outside

Private Parking
Store

Description

This stylish home, formerly two cottages, has been the subject of sympathetic refurbishment by the current owners and presents an elegant arrangement of accommodation with an abundance of superb period features throughout.

On the ground floor is a light and spacious sitting room with open fireplace, exposed timbers, and door to the garden.



There is a formal dining room with decorative panelling and a cosy snug with inglenook fireplace, timber floors and exposed beams.

The bespoke kitchen links to both the snug and the dining room with door outside.

From the snug stairs rise to the master bedroom and bedroom 4 (currently a dressing room) plus a contemporary shower room. A second staircase accessed from the lobby leads to two further double bedrooms and family bathroom.

Outside

The property is slightly elevated with sizeable, pretty cottage style gardens and attractive

private sun terrace. In addition to the rear of the property there is private parking and a garden store.

Situation

Cobblers Cottage is positioned in the middle of South Harting, a thriving village in the heart of the South Downs National Park situated between Petersfield and Chichester.

The village has a pub, school, shop, and post office as well as many clubs and societies.

Petersfield, and its comprehensive range of facilities including Waitrose and a mainline station with train service to London Waterloo in

around an hour, is only 4.5 miles away. Petersfield has a range of great schools including Ofsted Outstanding TPS as well as Ditcham Park School and Churcher's in the private sector.

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 an abundance of footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.

Services: Mains electricity and water. Mains drainage and Rointe electric heating.

Local Authority: Chichester District Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing: Strictly by appointment with The Country House Company.

Tel: 02392 633026


Email: sales@countryhousecompany.co.uk

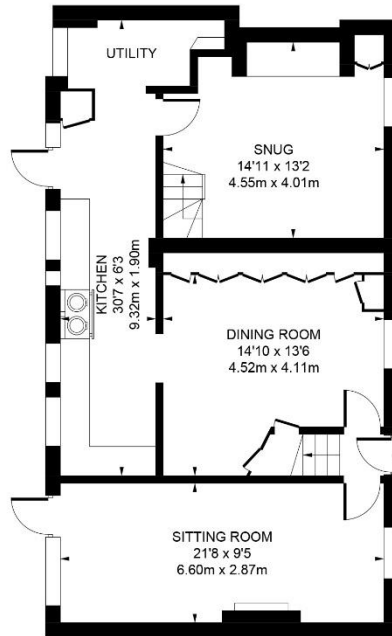
Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



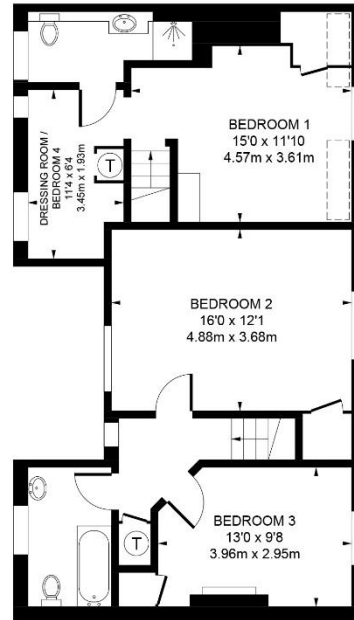
Disclaimer: (including fixtures and fittings)

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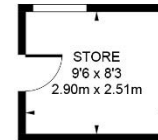
 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR
APPROX. FLOOR
AREA 859 SQ.FT
(79.8 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 784 SQ.FT
(72.8 SQ.M)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

TOTAL APPROX. FLOOR AREA 1643 SQ.FT (152.6 SQ.M)

STORE 77 SQ.FT (7.2 SQ.M)

TOTAL 1720 SQ.FT (159.8 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(ID 804706)



The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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