

Southdown Properties

Midhurst

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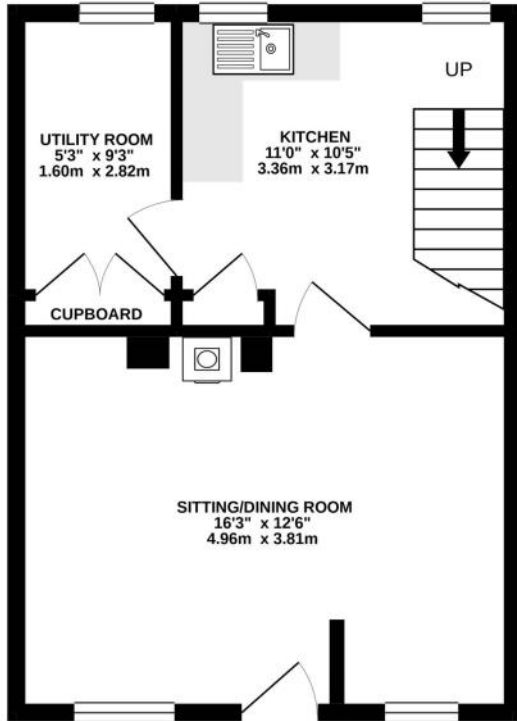


'Well Cottage'

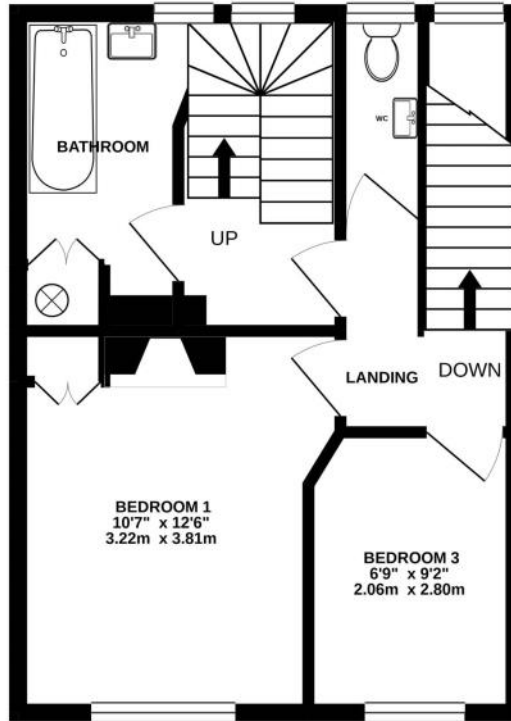
North Lane, South Harting, Petersfield, Hampshire

Well Cottage, South Harting

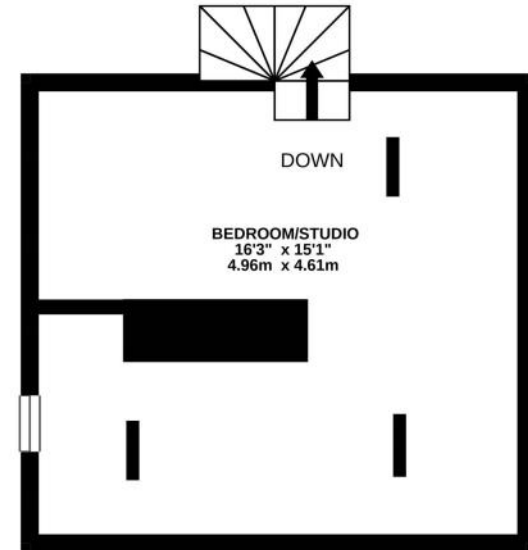
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Well Cottage, South Harting

FEATURES

- Delightful tucked away village location
- 3-Bedrooms
- Sitting/Dining Room
- Kitchen & Utility Room
- Bathroom & Separate Cloakroom
- No Onward Chain

Guide Price - £350,000

Tenure - Freehold

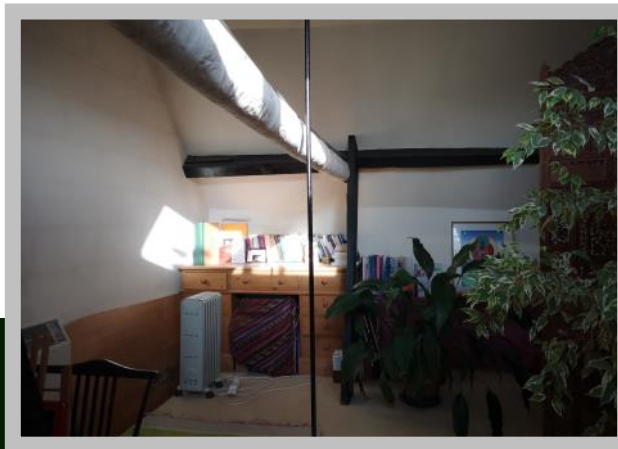
EPC - E (46-79)

PROPERTY

This charming and most attractive period cottage offers surprisingly spacious accommodation over three floors, and blends much of the original charm and character with modern comforts.

The accommodation includes a fine sitting/dining room with a feature fireplace, and a good size kitchen with an adjacent utility/laundry room to the ground floor. To the first floor there are two bedrooms, bathroom and a separate cloakroom and to the second floor there is a 17'1 x 16'1 (max) master bedroom with partial views towards the South Downs.

Other features of the property include exposed beams and wooden doors and stone flooring to the dining area.





SITUATION

The property is positioned in a courtyard setting situated just off of North Lane in the heart of this quaint Downland village which is highly sought after due to glorious surrounding countryside, a village shop, primary school, public house, restaurant and church.

Nearby Petersfield is a desirable market town situated within the South Downs National Park, and offers an excellent range of shopping, recreational and schooling facilities including a twice weekly market on the town square. Petersfield also has a mainline railway station on the Portsmouth to London Waterloo line, with regular services to London in around an hour and the A3 also provides easy access to London as Portsmouth and the South Coast.

The surrounding countryside is mainly designated as an Area of Outstanding Natural Beauty and offers excellent walking and riding opportunities.



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