



Little House

THE STREET | SOUTH HARTING | GU31 5QB

BCM

Wilson | Hill

Entrance Hall | Cloakroom | Sitting Room | Fitted Kitchen | Dining/Garden Room | Cellar | 2 Double Bedrooms | Bathroom | Delightful Cottage Garden

Mileages: Petersfield 4 miles, Chichester 12 miles, Guildford 30 miles, London 61 miles

A3 and Mainline Station at Petersfield



| The Property

Little House is an attractive, detached, Grade II listed village property of much charm and character. Understood to have been built in 1810 and offering comfortable and well-proportioned accommodation with high ceilings throughout, the house is beautifully appointed and is principally arranged over two floors, with notable features including a delightful sitting room with woodburning stove and bay window, recently fitted kitchen opening to a lovely dining/garden room providing access to the terrace and garden beyond, two first floor double bedrooms and a spacious bathroom.





and a mainline station with train services to London Waterloo in around an hour, is 4 miles away and offers an excellent range of schools including Bedales, Churcher's College and The Petersfield School. The other very popular local independent school, Ditcham Park is just 4.2 miles from the house located atop the South Downs.

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 a good number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path.



| Location

Little House enjoys a fine, central position within the pretty village of South Harting. South Harting is a thriving village in the heart of the South Downs National Park between Petersfield and Chichester. The village has a pub, café, school, shop and post office and many clubs and societies. Petersfield and its comprehensive range of facilities, including Waitrose

| Outside

The Westerly facing rear garden is a particular feature of the property, offering much privacy and

seclusion, with a terraced area adjacent to the rear of the property and gently rising steps leading to the remainder of the garden, which is predominantly lawned, flanked by attractive brick and stone walls. The rear garden backs onto open fields offering a wonderful view and at the end of the garden is a seating area to fully appreciate the delightful rural surroundings.



I Directions to GU31 5QB

Proceed out of Petersfield towards South Harting on the B2146 which leads to the centre of South Harting village. Upon reaching the village, turn right at the T junction onto The Street, where Little House will be found on the right hand side beyond The White Hart Inn and before the village church.

 **WHAT3WORDS** ///devotion.chestnuts.strict

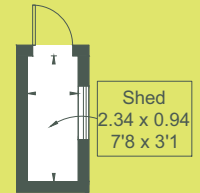
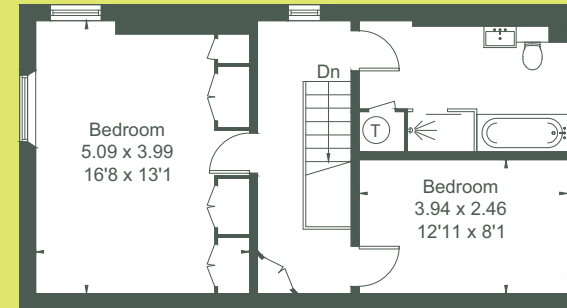


Agents Note:

- Broadband: Superfast Available (Ofcom)
- Mobile Phone Coverage: Likely (Outdoors) Limited (Indoors) (Ofcom)

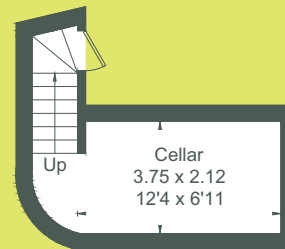
Viewing strictly by appointment.

Approximate Floor Area = 119.5 sq m / 1286 sq ft
Cellar = 10.9 sq m / 117 sq ft
Total = 130.4 sq m / 1403 sq ft

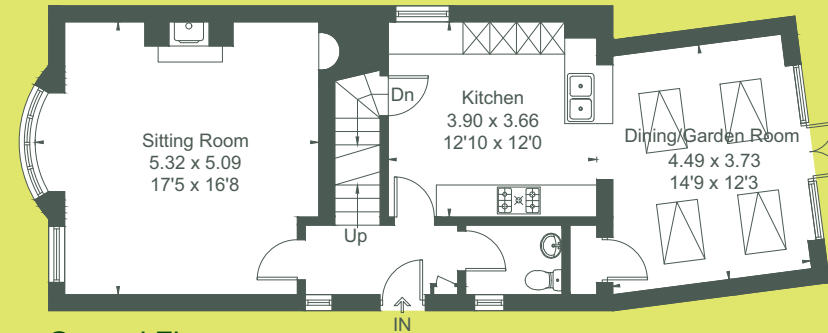


(Not Shown In Actual Location / Orientation)

First Floor



Cellar



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73899

Services: Mains electricity and water; Electric Heating; Mains drainage.

Local Authority: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Band E

EPC: F26

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and Photographs dated June 2024

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