



South Harting, Petersfield

**Offers Over £895,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# South Harting, Petersfield

Indulge in the quintessential charm of South Harting with this captivating Georgian cottage dating back to the 1700's. Nestled within the enchanting beauty of South Harting village, this home promises an idyllic semi-rural living experience that is both romantic and serene.

As you approach, the private driveway at the rear welcomes you, accommodating several cars, a rare luxury in such idyllic surroundings. Whether you opt for the discreet rear entrance or Lutterworth's front door, the choice is yours.

Enter Lutterworth and be greeted by two inviting reception rooms, each boasting character and charm. These versatile spaces can serve as elegant dining rooms or lounges, featuring characterful windows.

The kitchen beckons with its skylights and high ceilings, seamlessly connected to the adjacent utility room, a perfect balance of practicality and rural charm, complete with access to the cellar.

At the front of the property, the lounge awaits, adorned with rustic exposed beams, offering picturesque views of the village through its windows. Moving effortlessly through the vestibule, you'll find the layout wrapping around the staircase, creating a charming and inviting space. Completing this level is a convenient downstairs W.C.

Ascend upstairs to discover the grandeur of the master bedroom, boasting village views and an ensuite shower room. Two additional spacious bedrooms, each featuring built-in storage, providing comfort and style for family or guests. A family bathroom with a convenient walk-in shower completes the upper level.

Step outside into the private garden, accessible from the utility room, where a historic pig sty and garage await, offering potential for an annexe, subject to planning. Lutterworth boasts two distinct gardens at the rear: one for potting and planting, and the other as a parking area / development.

Viewing is highly recommended for this incredible cottage.

EPC - F  
Council Tax - G





## Location - South Harting

South Harting is a West Sussex village south-east of Petersfield. Petersfield is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the mainline rail link connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding national beauty and within the boundary of the newly created South Downs National Park. The town is on the crossroads of the well used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route.

## Local authority - Chichester


Chichester District Council  
East Pallant House, 1 East Pallant  
Chichester  
West Sussex  
PO19 1TY  
01243 785166

## Additional Information

Oil Central Heating

## Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



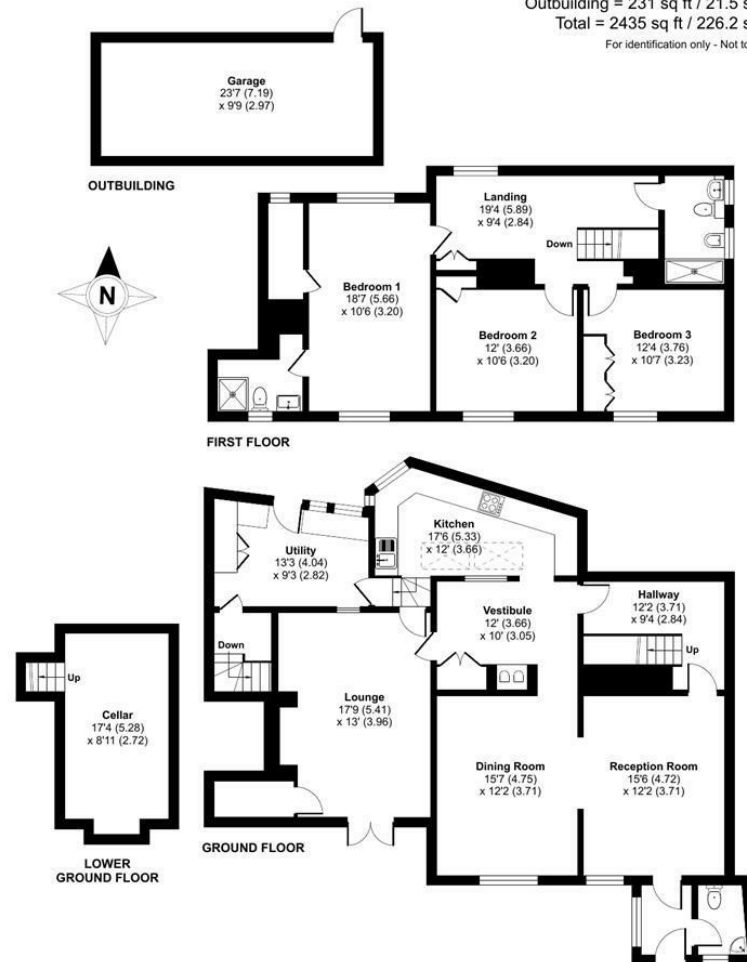
# Lutterworth, South Harting, GU31

Approximate Area = 2204 sq ft / 204.7 sq m

Outbuilding = 231 sq ft / 21.5 sq m

Total = 2435 sq ft / 226.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Williams of Petersfield. REF: 1060212

## Williams of Petersfield

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