



The Square, South Harting

**Offers Over £400,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# The Square, South Harting

\*No Onward Chain\*

Step into the enchanting ambiance of South Harting with this charming Grade II listed two-bedroom cottage, perfectly positioned in the heart of the village. Surrounded by breath-taking views and a quaint café, this picturesque location offers an idyllic retreat just a short drive away from Petersfield.

With newly installed windows at the rear, doors, carpets, kitchen, and bathroom, this home awaits your personal touch. The versatile living room can easily transform into a bright dining area, while the adjacent dining room provides ample storage space for shoes and jackets. The newly appointed kitchen boasts a soothing neutral palette and comes fully equipped with brand-new white goods and cooker. The kitchen enjoys the natural light from your garden, ideal for summer evenings.

Upstairs, two spacious bedrooms await, flooded with natural light and offering plenty of space for double beds and wardrobes, the first bedroom offers built in wardrobe space. The sleek new bathroom features both a bath and a shower for ultimate comfort.

Outside, discover your own retreat in the quaint garden, complete with multiple levels for relaxation and entertainment. From shaded retreats to sun-soaked spots, this garden is a true delight.

EPC - Exempt as Grade II Listed  
Council Tax - D





### 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

Electric  
Mains Drainage

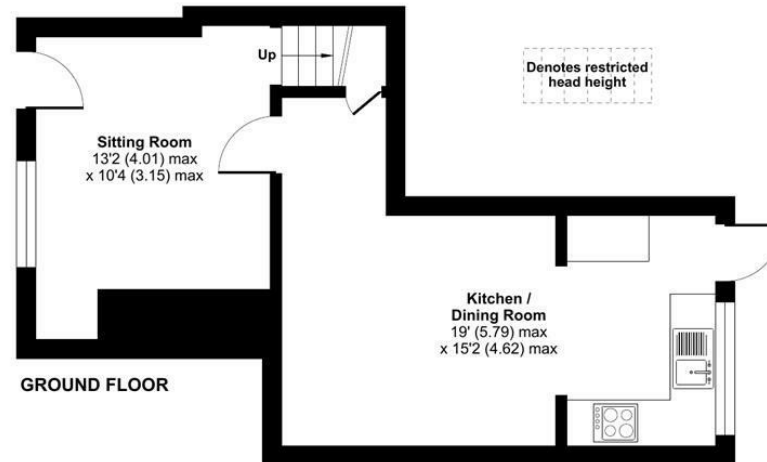
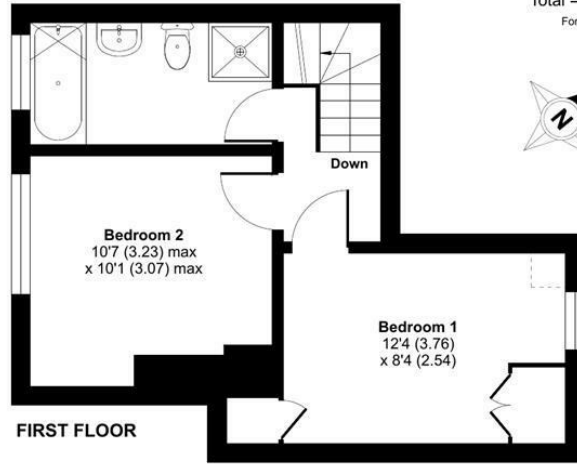
### Tenure


Freehold



# The Square, South Harting, Petersfield, GU31

Approximate Area = 696 sq ft / 64.6 sq m  
Limited Use Area(s) = 2 sq ft / 0.2 sq m  
Total = 698 sq ft / 64.8 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). © nichecom 2024. Produced for Williams of Petersfield. REF: 1105693

## Williams of Petersfield

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