



The Hop Garden, South Harting

**Offers Over £550,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# The Hop Garden, South Harting

\*No Onward Chain\*

Experience the charm of village life with this stunning four-bedroom bungalow, situated in the peaceful cul-de-sac of The Hop Garden in South Harting. The village offers easy access to wonderful country walks, a welcoming pub, and a cosy café, all while being just a short drive from Petersfield.

The bungalow features elegant maple floors throughout and boasts a landscaped, south-facing garden with breath-taking views up to Harting Down. The property is ideally positioned opposite The Warren Park, with its delightful walks leading up to the South Downs Way.

As you enter, the elegant hallway sets the tone for the entire property. The well-appointed kitchen, with direct garden access, flows seamlessly into the spacious living/dining room. This area features a fireplace with a log burner, a dedicated dining space, and French doors that open to a picturesque outdoor seating area.

The ground floor boasts three generous double bedrooms, two with built-in wardrobes, a family bathroom, a W.C., and a separate shower room. Upstairs, a versatile fourth bedroom offers the ideal space for an office or guest room.

The garden is a true oasis, with several seating areas, including a deck with village views, a summer house used as an office, and a utility room. Additional amenities include a garage and driveway parking for two cars.

Viewing is highly recommended!

EPC - F

Council Tax - E





### 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 Fired 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>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



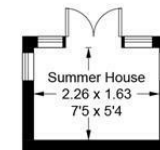
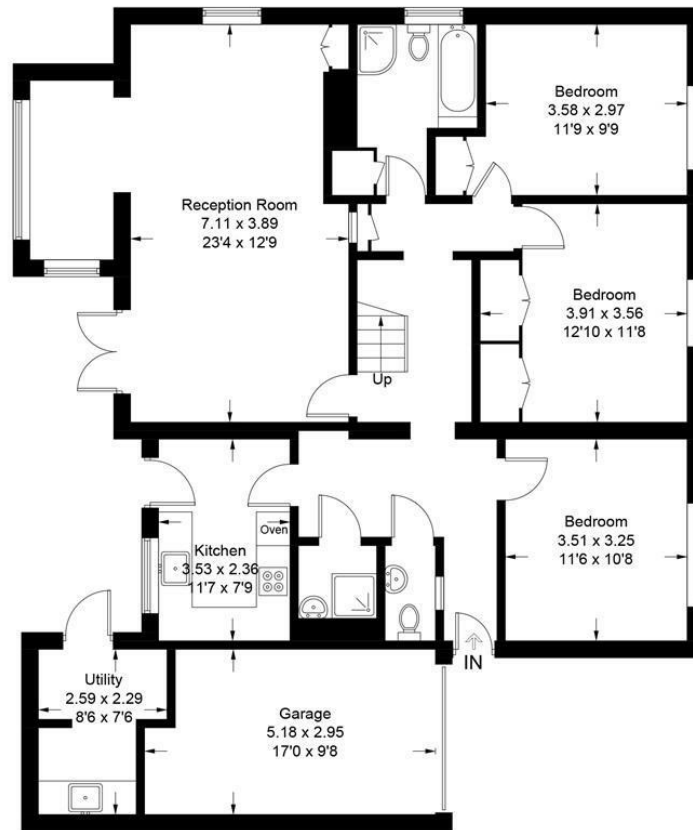
# The Hop Garden, GU31 5QL

Approximate Gross Internal Area = 133.5 sq m / 1437 sq ft

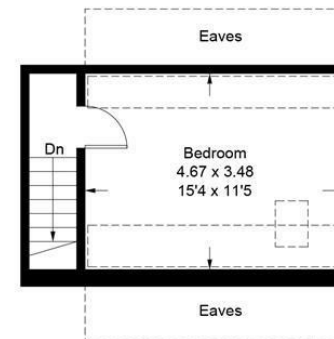
Outbuildings = 24.8 sq m / 267 sq ft

Total = 158.3 sq m / 1704 sq ft

(Excluding Eaves)



(Not Shown In Actual Location / Orientation)



**Ground Floor**

**First Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1113479)

## Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.