



The Hop Garden, South Harting

**Asking Price £495,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# The Hop Garden, South Harting

\*No Onward Chain\*

Experience the charm of village life with this stunning three 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 loft room offers the ideal space for an office or storage.

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**

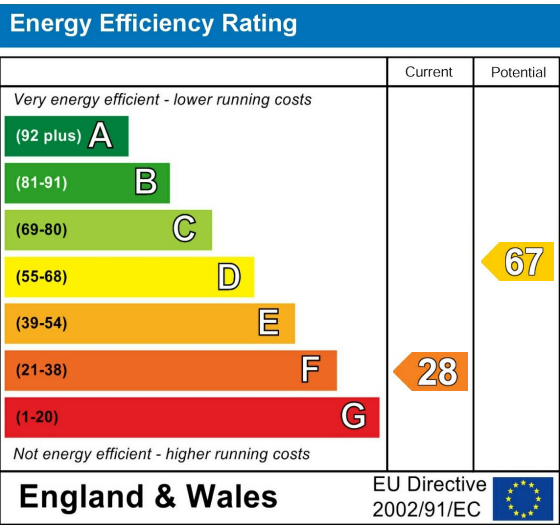
Chichester District Council  
East Pallant House, 1 East Pallant  
Chichester  
West Sussex  
PO19 1TY

**Additional Information**

Oil Fired Heating

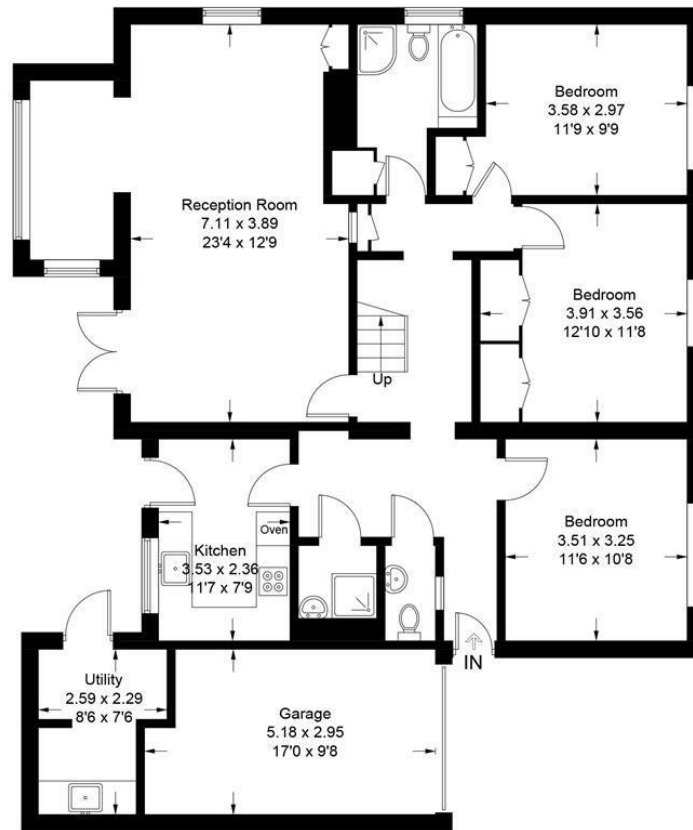
**Tenure**

Freehold

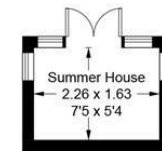


# The Hop Garden, GU31 5QL

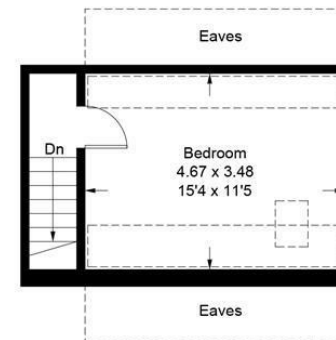
Approximate Gross Internal Area = 133.5 sq m / 1437 sq ft  
 Outbuildings = 24.8 sq m / 267 sq ft  
 Total = 158.3 sq m / 1704 sq ft  
 (Excluding Eaves)



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**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

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