



North Lane | Petersfield | GU31 5PY

Guide Price £385,000 Freehold



hancock
Lettings & Estate Agents

Well Cottage

North Lane | Petersfield | GU31 5PY

Guide Price £385,000

- Village location
- 3-Bedrooms
- Wood burning stove
- South Downs National Park
- Original flag stone flooring
- Updated kitchen & bathroom

This stunning terraced village cottage has origins dating back to 1650 and offers charming, historic accommodation which has been sympathetically updated and is complete with original features that include flag stone flooring and beams throughout. The property is located within an historic mews which 200 years ago was the hub of the village and featured a bakery, stables, butchers and more.

Accommodation

The deceptively spacious accommodation is arranged over three floors. As you enter on the ground there is a sitting/dining room, complete with flag stone flooring, beams and a wood burning stove. To the rear there is a newly fitted kitchen, complete with bespoke units and just off this space lies a useful utility/store room. On the first floor there is a central landing offering access to both a double bedroom (with built in storage) and a single



what3words
///ethic.proud.shins



bedroom and there is a newly fitted shower room and a separate wc. The whole of the second floor is taken by a light and airy master bedroom, complete with beams and a multi aspect.

Location

South Harting is located within the rolling foothills of The South Downs National Park with miles of stunning footpaths and bridleways nearby along with the famous South Downs Way which runs along the northern edge of the village. Harting Down, another popular walking/picnic area is also located close by. Within the village itself amenities are plentiful and include a primary school, café, antique shop, village store, church, a sports and social club and a public house. The historic market town of Petersfield lies a short drive to the north west of the village and has further amenities and a mainline rail station offering services to London Waterloo.



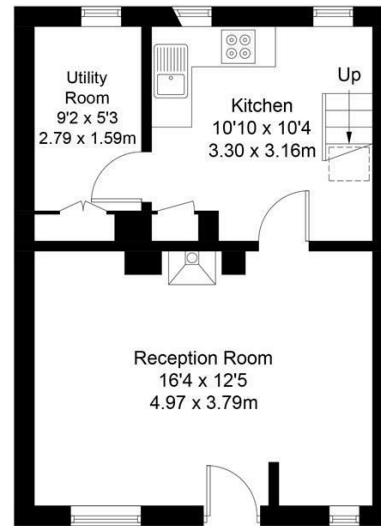


Energy Efficiency Rating

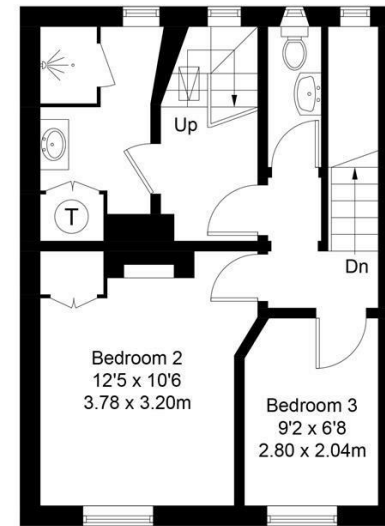
| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 58 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 7 | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Well Cottage, North Lane, GU31 5PY

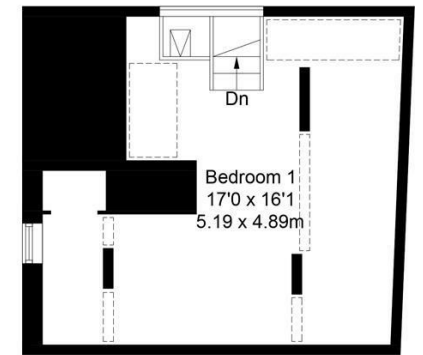
APPROXIMATE GROSS INTERNAL AREA = 1058 SQ FT / 98.3 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1189023)

Hancock & Partners



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk