



APPLEDORE

South Harting, Hampshire, GU31 5LD

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GU31 5LD

A spacious, architect
designed property with
delightful gardens and
wonderful views, privately
situated in the heart of the
village.

Accommodation

Reception Hall | Spacious open plan
Sitting/Dining Room | Kitchen/Breakfast
Room | Utility Area | 2 Double Bedrooms
2 Bathrooms (1 Ensuite)

Parking | Integral Garage
Store/Wine Cellar | Garden 'Bothy'
Delightful Gardens of approximately
0.4 Acres (0.161 ha)

Petersfield (and mainline station to London
Waterloo) 4.8 miles, Winchester 24.6 miles
Guildford 31 miles, London 61 miles
(Mileages are approximate)





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A unique, central village, architect designed property, principally arranged on one level, offering comfortable, light and spacious accommodation throughout. With some thoughtful modernisation and upgrading, the property offers scope to create an extremely unique and stylish dwelling benefitting from a lovely, elevated position affording delightful views across the village to the front and the South Downs to the rear.

OUTSIDE

Approached via a sweeping drive, gently rising leading to a parking area and providing access to the garage and house. The gardens are mostly lawned with defined boundaries offering much privacy, located predominantly to the front of the property, enjoying a bright, westerly aspect. A concealed 'bothy' is also discreetly situated in the front garden, offering scope. To the rear of the property is a paved terrace and patio ideally suited for entertaining which also enjoys much privacy and offers a delightful outlook across fields with views to the South Downs. In all, the gardens extend to approximately 0.4 Acres (0.161 ha).

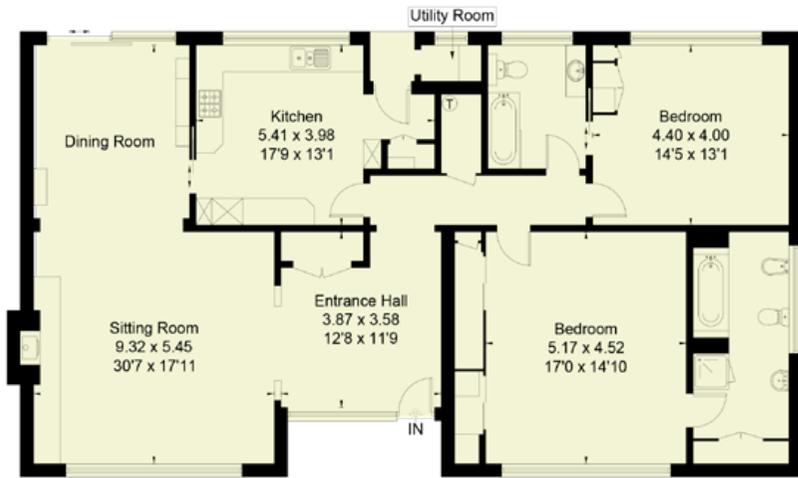
SITUATION

Situated in the centre of the village within easy walking distance of all village amenities, South Harting is a delightful, thriving village in the heart of the South Downs National Park. The village has a pub, café, school, shop and post office, two churches and many clubs and societies. The popular market town of Petersfield is 5 miles away and has a mainline station with services to London Waterloo in just over an hour and this is also where you can access to the A3, which provides good regional links to Guildford and the M25 beyond, and the South Coast. The area has an excellent range of schools including Bedales, Churcher's College and Ditcham Park together with The Petersfield School and Bohunt in the state sector. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and The South Downs Way runs to the south of the village. The larger regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast, Polo at Cowdray Park and racing at Goodwood.

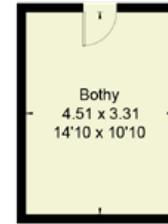


Approximate Floor Area
Main House = 150.4 sq m / 1619 sq ft
Outbuildings = 55.4 sq m / 596 sq ft
Total = 205.8 sq m / 2215 sq ft (Including Garage)

Not to scale. For identification purposes only.



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity and drainage. Electric heating.

Broadband availability - Superfast available (Ofcom)

Mobile Coverage - Likely (Ofcom)

Tenure

Freehold with vacant possession.

Construction

Brick construction

EPC Rating - F31

Local Authority

Chichester District Council
www.chichester.gov.uk
01243 785166

Council Tax

Band G

Postcode

GU31 5LD

Directions

Proceed out of Petersfield towards South Harting on the B2146 which leads to the centre of South Harting village. Upon reaching the village, turn left at the T junction passing through the Square and after a short distance the entrance to the property will be found on the left hand side.

What3Words

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Viewings

By appointment with BCM Wilson Hill only

Selling Agent

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NB: Brochure and photographs dated March 2025.

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Petersfield

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