



# THE OLD BAKEHOUSE

North Lane, South Harting, Petersfield, Hampshire, GU31 5PZ

TO LET

£495,000



# The Old Bakehouse

North Lane, South Harting, Petersfield, Hampshire, GU31 5PZ

A deceptively spacious and unique cottage providing incredibly light accommodation over two floors.

## The Property

The Old Bakehouse is a deceptively spacious and wonderfully unique cottage that has been renovated and redecorated throughout. The ground floor has fantastic double height ceilings with Velux windows, flooding the space with light. There is a well fitted modern kitchen with breakfast bar which is open plan to a flexible space for dining and living, complete with log burner.

Also, on the ground floor there is a shower room and double bedroom. A spiral staircase leads up to an extraordinary galleried landing running the length of the property and providing a balconied study space and access to the main bedroom suite with freestanding bath.

French doors lead from the study space out onto a suntrap rear garden which has views towards the village and South Downs and provides a lovely, private area for entertaining and relaxing. A pathway from the garden leads to the private parking space for one car at the

rear of the property. The front door is via a right of access over the neighbouring courtyard, discreetly tucked away and behind attractive wooden gates.

## Situation

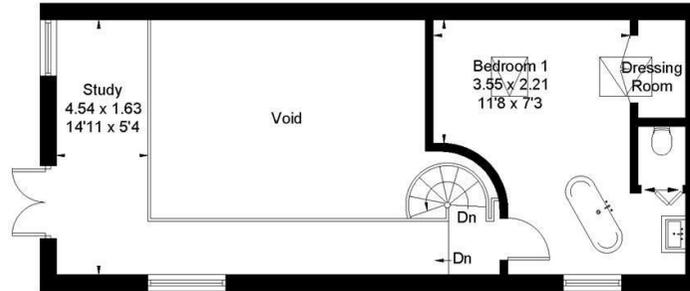
South Harting is a pretty village in the heart of the South Downs National Park between Petersfield and Chichester. The village has a pub, café, school, shop and post office and many clubs and societies. Petersfield and its comprehensive range of facilities and mainline station with train services to London Waterloo, is 4 miles away and offers an excellent range of schools including Bedales, Churcher's College, Ditcham Park and The Petersfield School. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.

## General Remarks and Stipulations

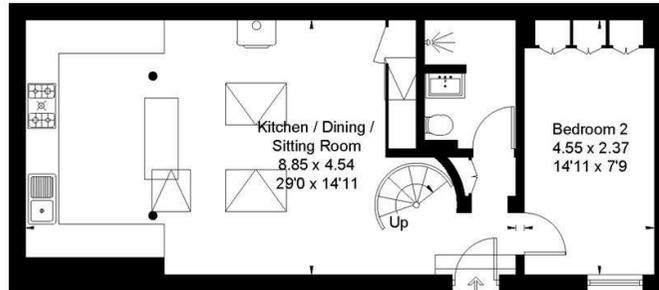
Method of Sale



Approximate Area = 83.9 sq m / 903 sq ft (Excluding Void)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 285509

The property is offered for sale by private treaty.

#### Services

Mains water, electricity, and drainage. Electric heating.

#### Broadband availability

Superfast broadband available (Ofcom).

#### Mobile/Internet Coverage

Indoor limited, Outdoors likely (Ofcom).

#### Tenure

Freehold with vacant possession.

#### Construction

Brick and Stone

#### Local Authority

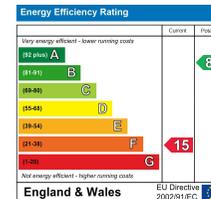
Chichester District Council  
Band D

EPC: G15

#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them



#### Petersfield

01730 262600

petersfield@bcmwilsonhill.co.

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

