



## 5 NEW LANE

South Harting, Petersfield, Hampshire, GU31 5LW

TO LET

£3,500 PCM





# 5 New Lane

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5 New Lane is an idyllic and spacious five bedroom detached house in the heart of the South Downs.

Petersfield 5 miles | Chichester 12 miles | Portsmouth 20 miles | London Waterloo from Petersfield Station - 80 minutes | mileages and times approximate

## THE PROPERTY

A delightful 5 bedroom house in immaculate condition offering excellent family accommodation. The property is light and spacious, quietly located with stunning views in the very popular rural village of South Harting, which has an excellent Italian cafe, a post office and village shop and a charming traditional pub. South Harting is a small rural village in an idyllic part of West Sussex but within 4 miles of Petersfield and 7 miles of Midhurst.

On the ground floor from the entrance hallway is the sitting room with open fire and the study/playroom. To the back of the house is an open plan kitchen/dining room, a delightful area exceptionally bright with two sets of French doors overlooking the terrace and garden. The large kitchen with double electric oven and separate hob has excellent storage incorporating integrated appliances. From the kitchen is a good sized utility room with plumbing for white goods and access to the adjoining garage with door to the garden. The ground floor benefits from under floor heating.

Upstairs there are four good sized double bedrooms and one single bedroom/study. All the double rooms have fitted wardrobes. The master bedroom has an ensuite shower room and stunning views over the South Downs. Family bathroom.

At the front of the property is a gravelled driveway providing parking for numerous cars.

To the back is a good sized paved terraced area leading to the garden laid to lawn. Two garden sheds. Surrounding the property is farmland with the South Downs beyond.

## ADDITIONAL INFORMATION

### Services

Oil fired central heating  
Mains electricity, water and drainage  
Mobile coverage limited/likely (according to Ofcom)  
Fibre to cabinet broadband (according to Openreach)

### EPC

C 72

### Local Authority

Chichester District Council, band F

### Pets

Well behaved pets considered. Rent may vary.

### Deposit

Holding deposit £807  
Security deposit £4,038

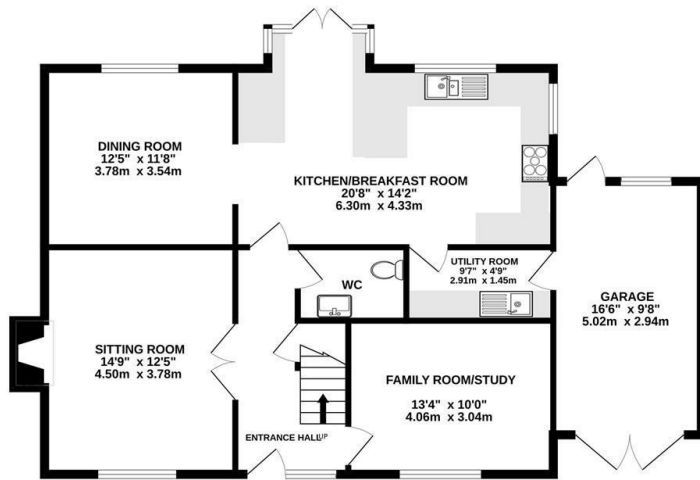
### Directions

From Petersfield take the B2146 south to South Harting. On reaching the village turn left and right onto the Elsted Road. Drive for 0.4 mile and take the third turning on the right and no. 5 will be found last house on the left before open countryside.

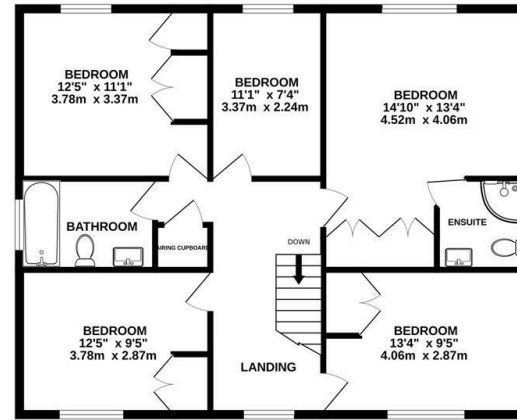
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GROUND FLOOR  
1048 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 1921 sq.ft. (178.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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
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