



# THE OLD BAKEHOUSE

North Lane, South Harting, West Sussex, GU31 5PZ

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West Sussex, GU31 5PZ

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

## Accommodation

Main bedroom with freestanding bath  
and dressing area | 2nd double bedroom  
Kitchen/dining/sitting room | Shower room  
Galleried landing with study area

Garden | Private parking space

Petersfield 4.5 miles, Midhurst 7.5 miles,  
Chichester 12 miles, London Waterloo  
from Petersfield  
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN





## THE OLD BAKEHOUSE

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.

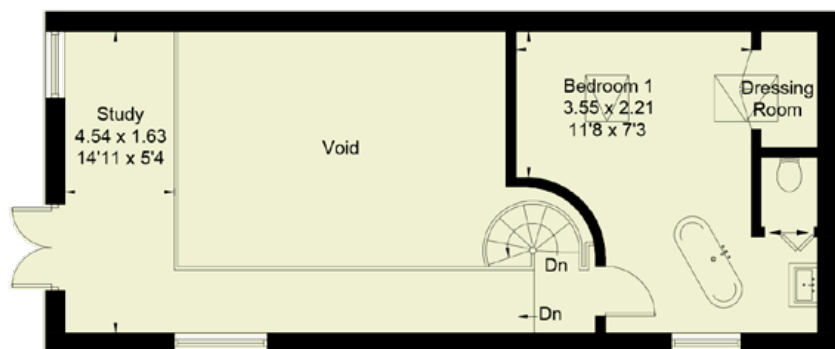
French doors lead from the study space out onto a suntrap rear garden which has views towards the village and South Downs and provides a lovely, private area for entertaining and relaxing. A pathway from the garden leads to the private parking space for one car at the rear of the property. The front door is via a right of access over the neighbouring courtyard, discreetly tucked away and behind attractive wooden gates.

## SITUATION

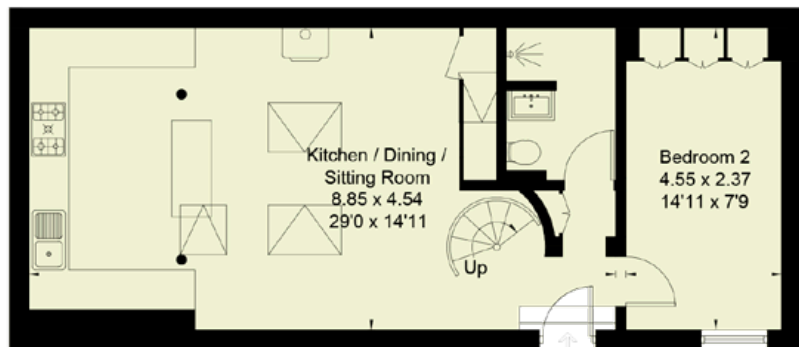
South Harting is a pretty village in the heart of the South Downs National Park between Petersfield and Chichester. The village has a pub, café, school, shop and post office and many clubs and societies. Petersfield and its comprehensive range of facilities and mainline station with train services to 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.



Approximate Floor Area = 83.9 sq m / 903 sq ft (Excluding Void)  
Not to scale. For identification purposes only.



First Floor



Ground Floor

#### IMPORTANT NOTICE

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## GENERAL REMARKS

### Directions: GU31 5PZ

Leave Petersfield town on Sussex Road (B2146). Follow this road for 3.8 miles until you reach South Harting Village. Turn left then immediately left again and The Old Bakehouse will be on the left hand side before the village store. Please park on the road and then walk through the wooden gates (next to La Follia) into a courtyard that will lead you to The Old Bakehouse.

### What3Words

///deep.cookbooks.lunching

### Services

Mains water, electricity and drainage.

### Local Authority

Chichester District Council

### Council Tax

Band D

### EPC

G15

### Agents Note

- Mobile phone coverage: Indoor limited, Outdoors likely (Ofcom)
- Broadband: Superfast broadband available (Ofcom)

### Tenure

Freehold with vacant possession

### Construction

Brick and Stone

### Method of Sale

The property is offered for sale by private treaty

### Viewings

By appointment with BCM LLP only.

### Selling Agent

BCM Wilson Hill

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Hampshire GU32 3EW

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NB: Details and photographs dated  
April 2025.

### Petersfield

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