WHITCOMBE COTTAGE

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

BCM Wilson Hill

Whitcombe Cottage

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

£2,950 PCM

Whitcombe Cottage is a well presented four bedroom detached family home situated on the edge of South Harting village

THE PROPERTY

Whitcombe Cottage is beautifully positioned on the edge of the highly sought after village of South Harting with south facing views of The Downs. South Harting has good village amenities including a primary school, Italian cafe, post office and village shop, a charming traditional pub and good access links to Petersfield and Chichester.

The property opens into an entrance hall leading to an eat-in kitchen and dining area with direct access to the south facing garden. The kitchen is fitted with a range of wall and base units, a double electric oven, a separate induction hob and integrated dishwasher. Adjoining the kitchen is a practical utility room with plumbing for a washing machine and dryer, direct access to the garden and to the adjoining single garage. The ground floor further benefits from a WC cloakroom and two generous reception rooms, the larger of which features an attractive open fireplace.

Upstairs there are three good sized bedrooms and a single bedroom/study all with fitted wardrobes. The principal bedroom has an en-suite shower room and there is a family bathroom with a shower fitted over the bath.

Outside to the front of the house there is parking for several vehicles and access to the single garage with electricity. The south facing enclosed rear garden has a spacious patio leading onto a generous lawn. The garden is surrounded by open farmland, enjoying uninterrupted views of the South Downs and offering a peaceful and picturesque countryside setting.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Underfloor heating
Mains Water and drainage
Mobile coverage limited/likely (according to Ofcom)
Broadband superfast fibre (according to Openreach)

EPC

C74

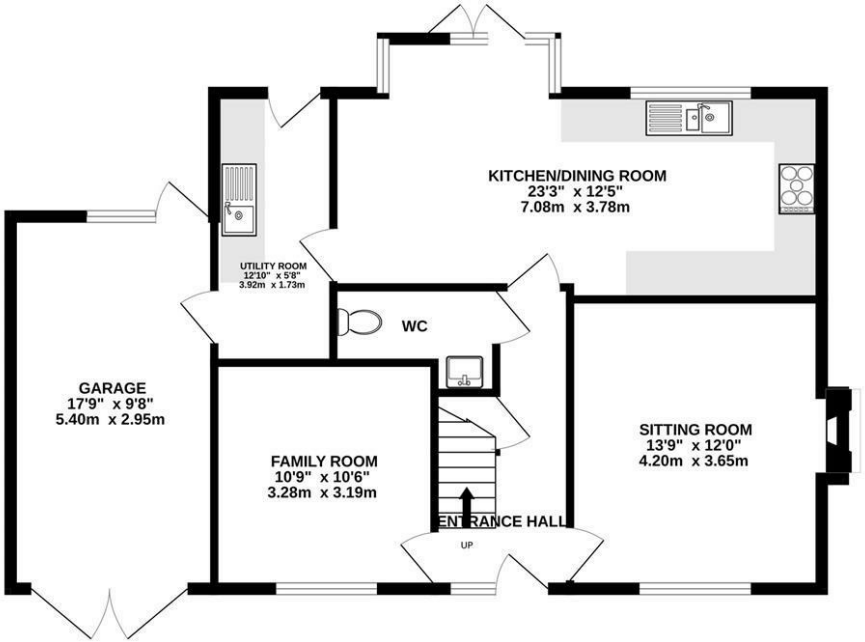
Local Authority

chichester District Council, band F

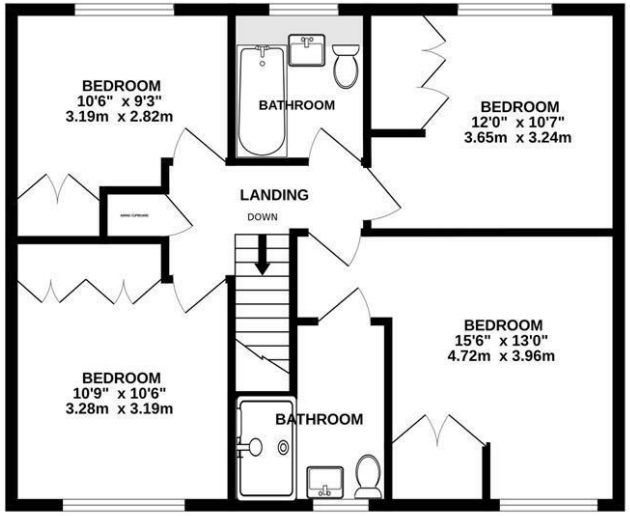
Deposit

Holding deposit: £680
Security deposit: £3,403

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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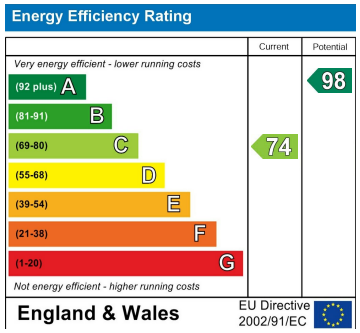

IMPORTANT NOTICE

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

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