



WHITCOMBE COTTAGE

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



Whitcombe Cottage

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£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

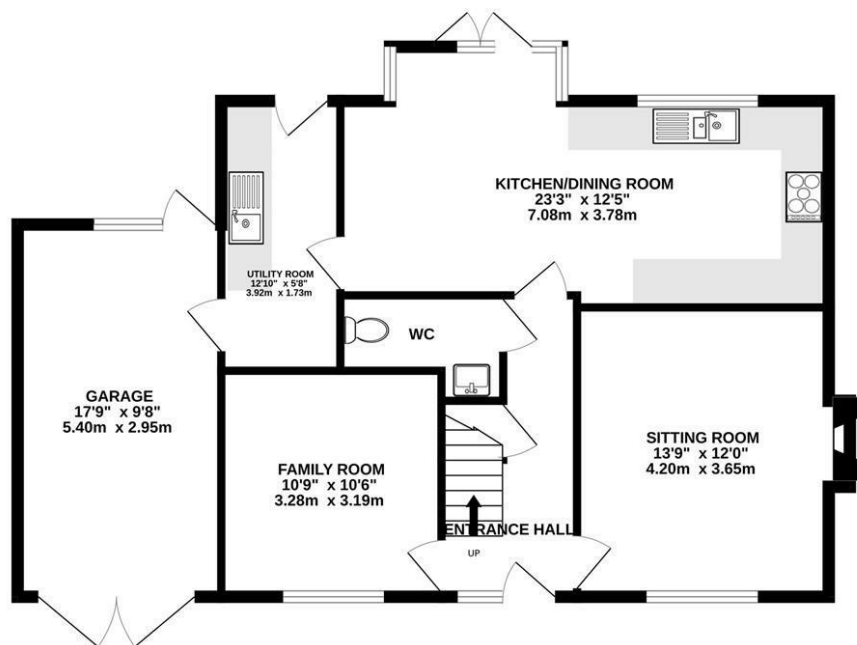
chichester District Council, band F

Deposit

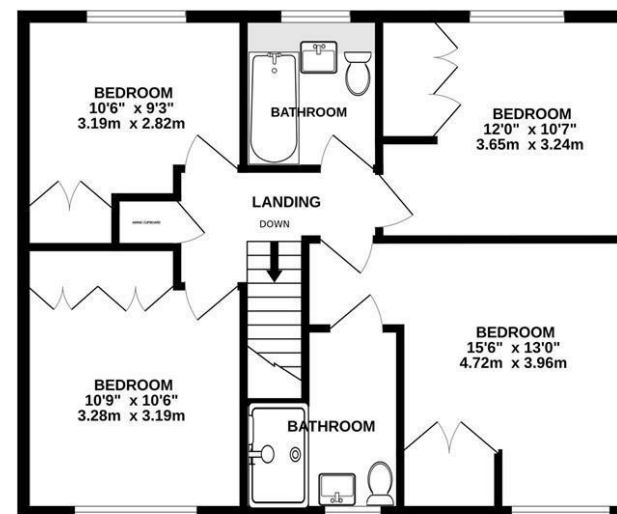
Holding deposit: £680
Security deposit: £3,403



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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