



GASSONS

West Harting, West Sussex GU31 5NU



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An attractive and spacious
village house with generous
gardens and wonderful views
towards the South Downs

Accommodation

Entrance Hall | Cloakroom | Boot Room
| Drawing Room | Family Room
| Office / Sitting Room | Kitchen /
Breakfast Room | Pantry | Utility Room
| Laundry Room | Bedroom 1 with
Ensuite Bathroom and Dressing Area
| Bedroom 2 with Ensuite Shower Room
| 3 Further Bedrooms | Family Bathroom
| Changing Room / Laundry Room
| Extensive Parking | Gardens of
Approximately 0.58 Acres (0.234 ha)

South Harting (village shop, café, pub)
1 mile | Petersfield (and mainline station)
4.5 miles | Midhurst 9 miles | Guildford
28 miles | London 60 miles
Mileages approximate





THE PROPERTY

An attractive and well-presented village house offering spacious, flexible and comfortable accommodation arranged over two floors. Formerly a pair of cottages believed to date back to c. 1860, the property over recent years has undergone a stylish and sympathetic transformation to form a wonderful family home enjoying a contemporary feel yet retaining many character elements throughout. Notable features include three reception rooms, a spacious kitchen / breakfast room, five bedrooms including two bedroom suites, air source heating, a fully boarded loft which could offer further scope subject to acquiring the necessary consents and a lovely country position affording some wonderful views.

OUTSIDE

The property is approached via a rising drive culminating in an extensive parking area and a winding path leading to the front door. The property enjoys an elevated position affording some wonderful rural views across its own gardens and neighbouring fields toward the South Downs beyond. The rear garden offers an outside dining terrace and is principally lawned enjoying a wonderful westerly aspect and in all, the gardens extend to approximately 0.58 Acres (0.234 ha).

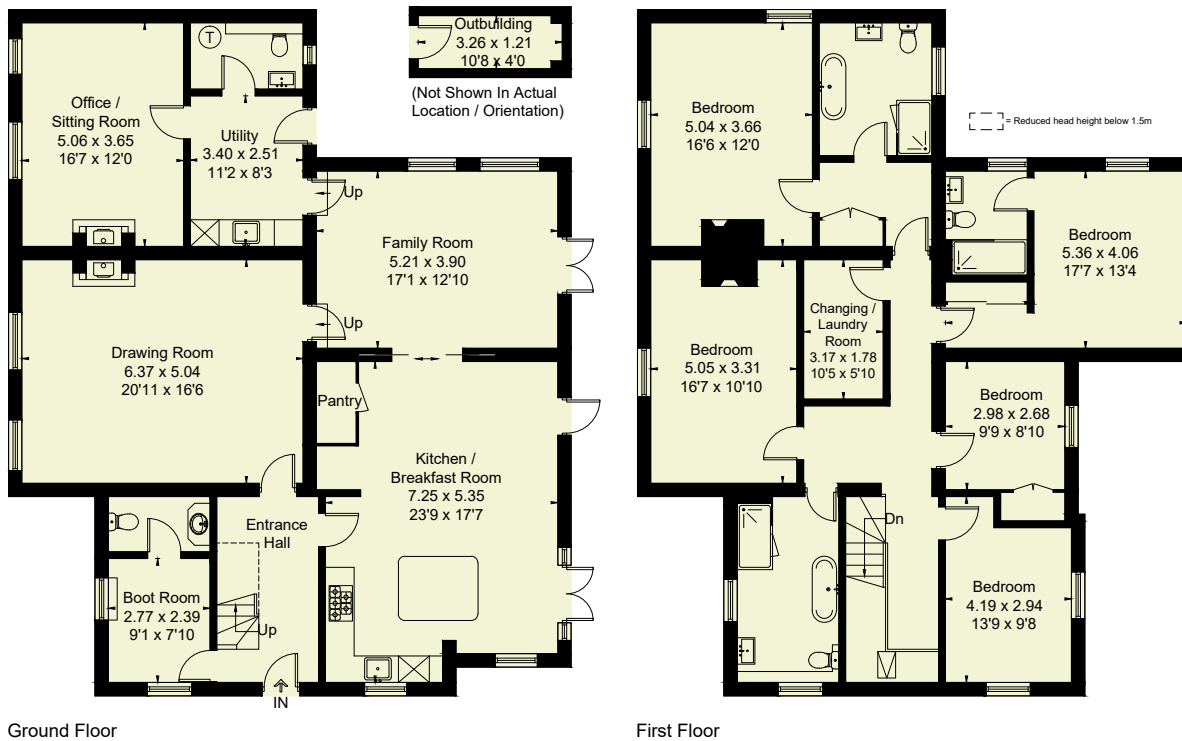
Agents Note: SDNP/16/01210/FUL - Planning consent was granted in 2016 for the erection of a detached garage at the property.

LOCATION

Gassons is located in West Harting in the South Downs National Park, a much desired rural hamlet situated approximately 1 mile from the delightful village of South Harting, which has a shop with post office, two churches, a village school, cafe and a public house. The Hartings are a small but vibrant community, located within an area of outstanding natural beauty and very accessible to the larger town of Petersfield. Petersfield has a comprehensive range of shopping, recreational facilities and a mainline station with train services to London Waterloo in just over an hour. The Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector TPS. 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 = 283.1 sq m / 3047 sq ft
 Outbuilding = 3.8 sq m / 41 sq ft
 Total = 286.9 sq m / 3088 sq ft



Ground Floor

First Floor

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, and private drainage. Air source heating.

Broadband availability

We understand fibre is available.

Mobile/Internet Coverage

Good outdoor and in home according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

Brick with tiled roof.

Local Authority

Chichester District Council
www.chichester.gov.uk
 01243 785166

Council Tax

Band G

EPC

C77

Directions to GU31 5NU

From Petersfield take the A272 signed to Midhurst for about a mile and take the first turning on the right signed to Harting and Sky Park Farm. Continue along this road for approximately 1.2 miles, bearing to the left where the road forks and continue up the hill. Turn right at the top of the hill into Collins Lane where the entrance drive will be found almost immediately on the left-hand side.

What3Words

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Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at March 2026.

IMPORTANT NOTICE

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Petersfield

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