



HAWTHORN

North Lane, South Harting, West Sussex GU31 5PY

HAWTHORN

North Lane, South Harting,
West Sussex GU31 5PY

An attractive central village
town house with private garden
situated in the heart of the
highly desired Downland village
of South Harting

Accommodation

Entrance Hall | Study / Bedroom 3
| Sitting Room | Dining Room
| Kitchen / Breakfast Room
| 2 Further Bedrooms
| Bathroom | Private Garden

Petersfield (and mainline station
to London Waterloo) 4.8 miles

| Winchester 24.6 miles

| Guildford 31 miles | London 61 miles

| Mileages and times approximate





PROPERTY

An attractive central village town house arranged over three floors with much charm and character, enjoying delightful views of the village and above the rooftops towards the distant South Downs. The principal reception rooms enjoy a lovely, elevated position on the first floor with access to the property from either the first floor or ground floor. Other notable features include open fireplaces, sash windows and an open plan feel between the sitting and dining rooms, ideally suited for entertaining.

OUTSIDE

The property enjoys a private cottage garden, which is situated a short walk from the house through a neighbouring courtyard mews, offering a wonderful 'retreat' to relax, potter, entertain or simply to enjoy the village ambience.



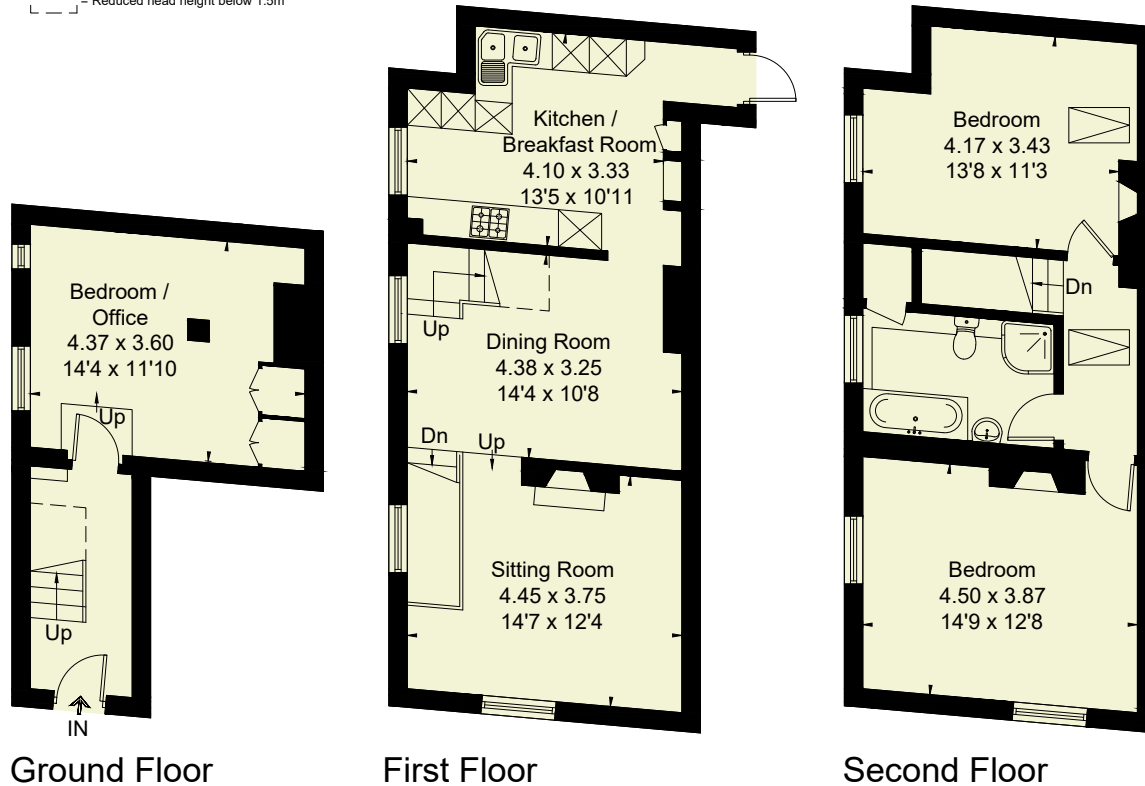
SITUATION

The property is situated in the heart of the much sought after village of South Harting close to the village shop and café. South Harting is a delightful, thriving village boasting a pub, café, school, shop with post office, two churches and various clubs and societies. The popular market town of Petersfield is 5 miles away and has a mainline station with services to London Waterloo in just over an hour and access to the A3, which provides good regional links to Guildford and the South Coast. The area has an excellent range of schools including Bedales, Churcher's College and Ditcham Park together with The Petersfield School and Bohunt in the state sector. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and The South Downs Way runs to the south of the village. The larger regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast, Polo at Cowdray Park and racing at Goodwood.



Approximate Floor Area = 117.6 sq m / 1266 sq ft

[---] = Reduced head height below 1.5m



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, drainage and electricity. Electric heating.

Tenure

Freehold with vacant possession.

Broadband Availability

Superfast available (according to Ofcom).

Mobile/Internet Coverage

Good outdoor, variable in-home (according to Ofcom).

EPC

F22

Local Authority

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

Council Tax

Band E

Postcode

GU31 5PY

Directions

Proceed out of Petersfield towards South Harting on the B2146 which leads to the centre of South Harting village. Upon reaching the village, turn left at the T junction turning left at The Square into North Lane where Hawthorn will be located just after the village shop on the left hand side.

What3Words

///captions.lined.shuffles

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

BCM Wilson Hill, 4 Lavant St, Petersfield, GU32 3EW

t: 01730 262600

e: petersfield@bcmwilsonhill.co.uk

bcmwilsonhill.co.uk

NB Brochure and

photographs dated April 2026.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

i) 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.

ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.

iii) 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 whatever in relation to this property.

iv) 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 included in the sale nor with regards to parts of the property which have not been photographed.

v) 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.

Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

