





This beautiful three bedroom, double fronted, character home is located in the much sought after village of South Harting being just 10 minutes/4.7 miles drive to Petersfield town centre with mainline railway station to London Waterloo in 55 minutes and A3 access to Portsmouth, Guildford & London.

The village of South Harting boasts a lovely community and is the quintessential English Village with Post Office, convenience store, Church and well regarded public house, The White Hart, surrounded by The South Downs and open countryside. Chichester is just 11 miles away and the beautiful beaches of The Witterings just 20 miles away.

The house itself is brought to the market in stunning condition and boasts a magnificent kitchen/breakfast room extension, replacement Mega-flow central heating system and re-plumbing, re-wire, new bunded oil tank, new central heating boiler, replacement double glazed windows to the front aspect with shutters and planning permission for extending into the loft to provide either one or two further bedrooms and/or bathroom. Oil fired Central heating.

**\*\*3D Virtual Tour\*\***

The owners are able to offer immediate vacant possession with no onward chain.

Accommodation comprises;

Entrance hallway with stairs to first floor, WC and separate utility room with door to rear garden.

Sitting room with double aspect to both front and rear of



the house, wood burning stove.

Across the hallway is a large family room/study.

The kitchen/dining room is a real feature and is a bespoke design, hand made in wood and hand painted. Space for electric range and large fridge/freezer, free standing moveable/removeable solid wood island unit, integrated dishwasher and cooker hood. Lovely open dining area with Velux roof lights overhead and double French doors to the terrace and rear garden.

On the first floor is a bright galleried landing. Principal bedroom suite with a bright double aspect, large ensuite with shower cubicle with power shower, double sink vanity unit, WC and paneled walls and tiled floor.

The second bedroom is an excellent size and has a range of built in wardrobes and bedroom three is a very generous double room.

The family bathroom offers both separate shower cubicle and bath, WC and sink unit.

Large loft with confirmed planning permission for conversion to either one or two bedrooms and /or bathroom.

Externally, the rear garden can be accessed from the house via the French doors from the kitchen or the utility room. There is also a side gate and access via the detached garage is also possible. The new Indian sandstone terrace offers a beautifully, secluded yet bright seating area with pathway to the rear of the house. Large lawned area with a further



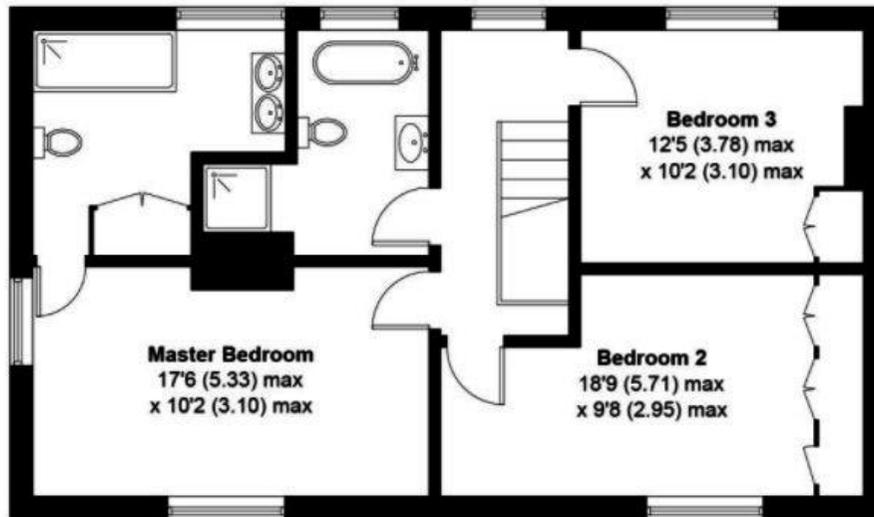
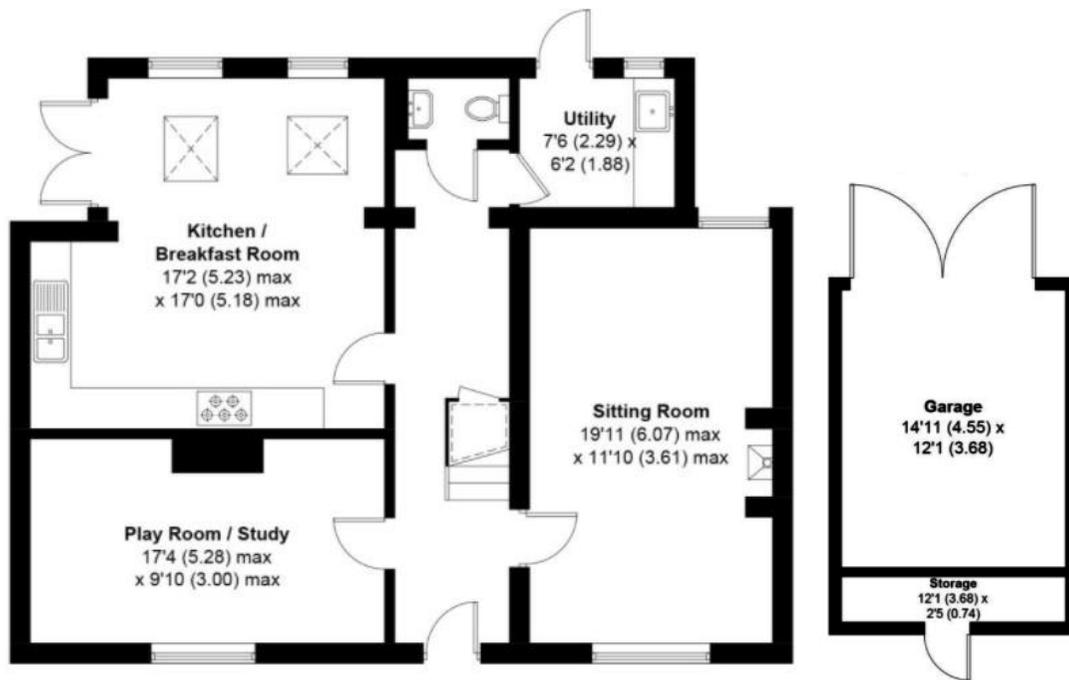
sun terrace and seating area. Very private and non-overlooked. Swing set, various established shrubs and plants.

The garage can be accessed via a door from the garden or from the road. Ample additional on road parking.

Viewing strongly recommended.

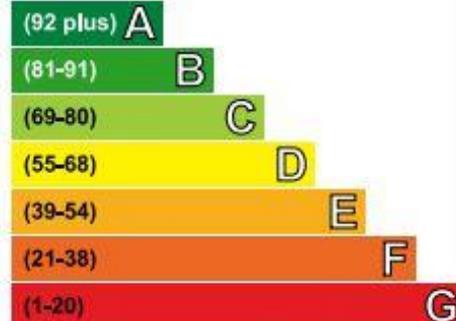
Council Tax Band F - £2698 per annum.





### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
57	76

Not energy efficient - higher running costs

