





With unrivalled and outstanding rural views across the South Downs National Park, this former Gate House sits in an elevated position on the South Downs, near the market town of Petersfield. The lodge does require a programme of refurbishment now, but what potential and amazing views.

Currently offering two bedrooms and a cloakroom on the first floor, the ground floor offers an impressive entrance porch, into a central hallway, leading to a front aspect sitting room, with the staircase to the bedrooms, the kitchen which isn't fitted open into a garden room that enjoys the uninterrupted views over the garden and the amazing vista. Additionally, there is a wet room and utility room.

Externally the Lodge has an area of off street parking, a dated garage and a number garden sheds for storage. The garden wraps around the two sides and rear of the house, all with stunning views.

Please note that property is situated on the north drive entrance to Ditcham Park school and therefore sees an increase in traffic at school run times.



Ditcham is a rural area within the South Downs, close to Petersfield and the village of South Harting. 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 open countryside. Nestled in the South Downs, there are an abundance of footpaths, bridleways and country lanes ideal for walking, cycling and riding. Chichester is just 11 miles to the south and the beautiful beaches of The Witterings just 20 miles away. The market

town of Petersfield offers a mainline rail connection and a comprehensive selection of shops and amenities.

Available for Viewing by appointment on:

Wednesday 20th, Saturday 23rd and Monday 25th April.

BEST & FINAL OFFERS BY 5.00pm, on Tuesday 26th April, 2022.

East Hampshire District Council - Council tax band E -
£2326.99

Private water & drainage.

Viewing strictly by appointment.

We are available 7 days a week to assist with your viewing experience.



Sunwood Lane, Ditcham

Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft

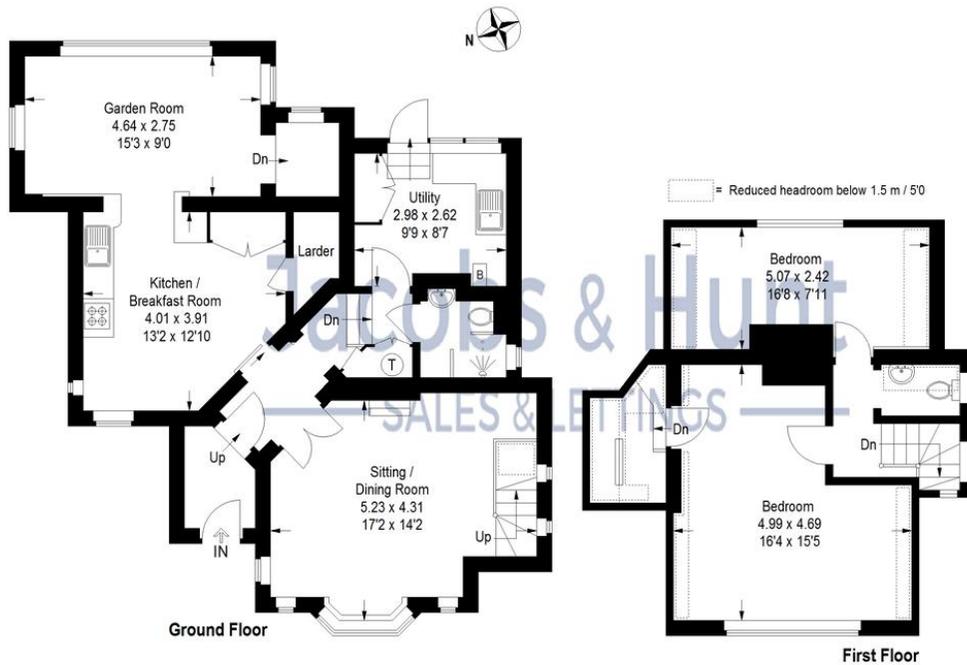


Illustration for identification purposes only, measurements are approximate, not to scale. (ID648971)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

