





Charming Victorian period, three bedroom, semi-detached cottage located on the outskirts of the sought-after village of South Harting. The property features a wealth of character throughout and well-proportioned accommodation arranged over two floors.

The house is located a few minutes walk from the village centre, local shop/post office and White Hart public house. Access to Petersfield and Chichester are close by.

Accommodation comprises of front door leading to good sized sitting/dining room with wood burning stove and understairs cupboard.

To the rear is a fitted kitchen with wall and floor cupboards, with contrasting work surfaces. Electric cooker and space for fridge and washing machine. Staircase to first floor. Door leading to rear lobby with cloaks hanging and storage space.

Bathroom with modern fitted white period style three piece suite with shower facility over the bath. Half wood panelled walls, extractor fan and double glazed window.

The first floor comprises three generous sized bedrooms with lovely views over the garden. There is an ensuite WC and hand basin to one of the bedrooms.

Externally, the lovely grounds of the house are a real feature including a large gravelled driveway area with parking for several cars. Beyond this is a long, pretty landscaped garden, with wildlife pond and wooded area. Several outbuildings including a large bothy equipped with light and power, storage shed with wood store and an outside bar with decking area. Further seating area to the



top of the garden with amazing countryside views of Harting Down.

Park Cottages is located on the outskirts of the delightful village of South Harting in the South Downs National Park. South Harting is a thriving community with a village shop, post office, public house, primary school and two churches. The High Street is lined with elegant Georgian buildings and is close to the National Trust property of Uppark House and Harting Down Nature Reserve with spectacular views of the South Downs. More comprehensive shopping, leisure and schooling opportunities are available at nearby Petersfield, Midhurst or the Cathedral city of Chichester, with Petersfield enjoying a mainline railway station on the Portsmouth to London Waterloo line, with the capital just an hour away by train. There is a regular bus service connecting the village with Petersfield.

Council Tax Band D- £2028 per annum.

Mains electricity, water and drainage. No onward chain!

Viewing through the owners sole agents, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	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 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



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