





This is a superb Victorian cottage, being offered in excellent condition. Deer can often be seen in the surrounding fields, and the views of the South Downs from the property are simply wonderful. There are various footpaths surrounding the property and much opportunity to enjoy the surrounding landscape. The accommodation is bright and spacious, arranged over two floors and has been much improved by the current owners.

Entering the property, there is a large, bright spacious hallway, well suited to kicking off muddy boots from the various walking opportunities in West Harting. On the ground floor, there is a large drawing room with a wood-burning stove, as well as a superb, extended kitchen/dining/family area with tiled flooring and an aga. This room is bright and spacious, with a walk in pantry, as well as a skylight and French doors to a large, wrap-around garden.

A good size cellar which may be purposed as a fantastic wine-store.

Upstairs, there are three double bedrooms, with an en-suite shower room with superb views of the South Downs. A well-appointed family bathroom services bedroom two & three.

Outside, there is a delightful wrap-around cottage garden with mature trees and borders and a brick built garden shed, as well as a patio area. Two garages in block. The current owners have installed a new oil tank in 2024, as well as a new oil boiler in 2020. The property has been very well maintained and improved by the current owners. We anticipate the property selling very well, so an early viewing is encouraged.



West Harting is a hamlet that nestles at the foot of the Downs, in the heart of the South Downs National Park between Petersfield and Midhurst, only a mile from the larger village of South Harting which has a pub, school, shop and post office and many clubs and societies. Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in around an hour is 4.5 miles away and is particularly blessed with an excellent range of schools including Bedales and Churchers College. The other popular local school, Ditcham Park, is just 4.5 miles from the house, and Harting Primary School is in the village. 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. There are a good number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path.

Mains water and electric. Private drainage. Oil-fired.

Council tax band F - £3232 per annum.

Viewing through the Vendors Sole Agent, Jacobs & Hunt, Petersfield.

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



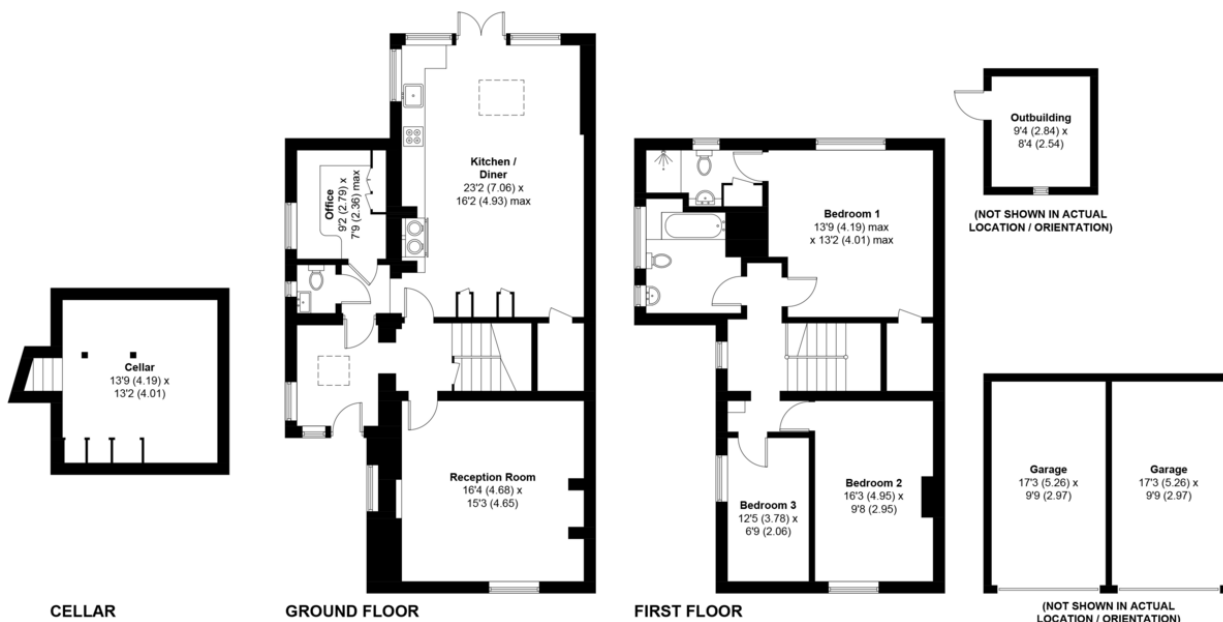
Quince Cottage, 51, West Harting, GU31 5NT

APPROXIMATE GROSS INTERNAL AREA = 1634 SQ FT / 151.8 SQ M

CELLAR = 188 SQ FT / 17.5 SQ M

OUTBUILDING / GARAGES = 411 SQ FT / 38.2 SQ M

TOTAL = 2233 SQ FT / 207.5 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1165778)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
 01730 262744
 properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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

