

Jacobs & Hunt

2 THE SQUARE, SOUTH HARTING, PETERSFIELD, HAMPSHIRE, GU31 5PX
ASKING PRICE OF £365,000





A most attractive two bedroom Grade two listed cottage that has been renovated and modernised and being set in a pretty village in the heart of the South Downs National Park. New carpets, a refitted kitchen and bathroom are amongst the features of this comfortable home.

Upon entering the property you will find yourself in the main reception room of this comfortable home. With an exposed ceiling timber and staircase to the first floor.

A doorway from the lounge leads into the dining room with space enough for a generous size table and chairs.

The kitchen, which has an open plan feel from the dining room is a most noteworthy feature of this bright property. Refitted to a high standard with a generous range of eye and base level storage units and worktops it comes complete with brand new white goods and oven.

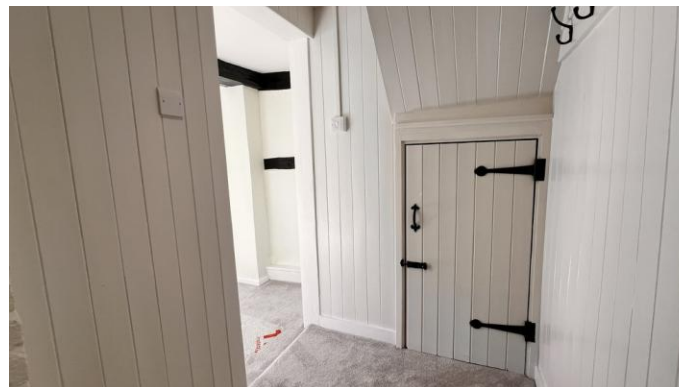
A brand new door from the kitchen provides access to the garden.

To the first floor is the landing, the bedrooms and the bathroom.

Both bedrooms are double in size. One has an aspect over the rear garden and built in wardrobe. The other enjoys views over the village and towards church.

The bathroom comprises of a white coloured four piece suite including bath, shower cubicle, WC and wash hand basin.

Externally and to the rear is a private terraced rear garden.



South Harting is conveniently located within striking distance of the main shopping centre of Petersfield with its main line railway station. The highly desirable market town has a mainline station which provides frequent services into London Waterloo in just over an hour. The town provides extensive shopping facilities as well as a superb selection of coffee shops, pubs and restaurants. Transport links are excellent with the A3 providing fast and direct road access to London, the M25, the international airports of Southampton, Gatwick and Heathrow as well as the south coast.

Within the area there is an excellent range of schools including Ditcham Park between South Harting and Petersfield, Churcher's College and Bedales in Petersfield. There are also highly regarded state schools nearby including Bohunt School in Liphook, Midhurst Rother College and The Petersfield School.

Sporting facilities are excellent, with racing at Goodwood, polo at Cowdray Park, sailing at Chichester Harbour and golf at Liphook, Hindhead, Cowdray Park and Goodwood. The surrounding countryside is beautiful and provides many excellent opportunities for walking and riding, with an array of wonderful footpaths and bridleways within a short walk or drive.

Services: Mains electricity, water and drainage.

Council Tax: Chichester district council. 2025/2026, Band D - £2338.56



Contact Jacobs and Hunt to arrange your viewing. Available 7 days a week for your convenience.

EPC exempt as Grade two listed.



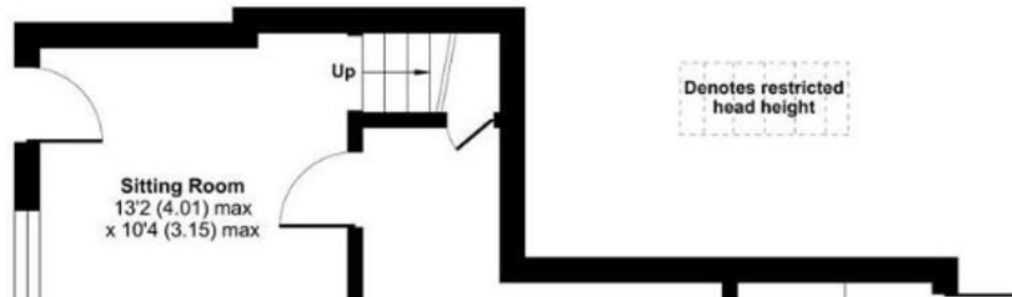
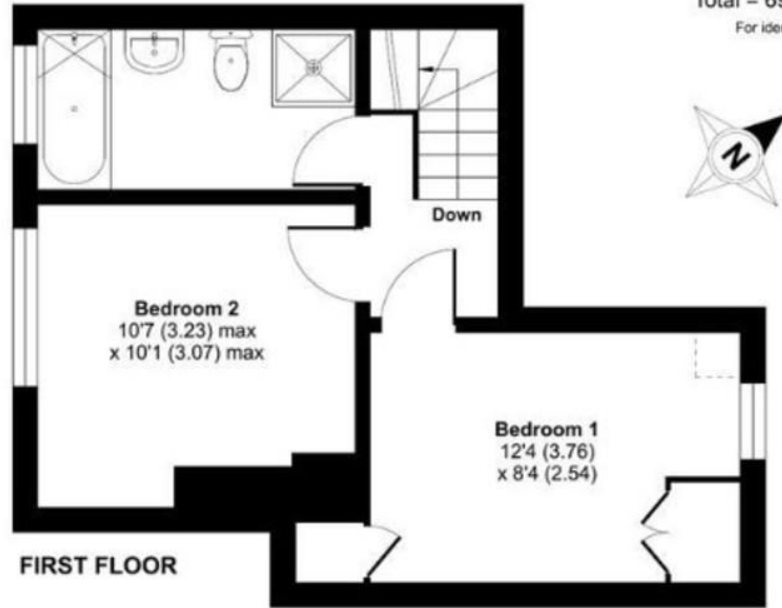
The Square, South Harting, Petersfield, GU31

Approximate Area = 696 sq ft / 64.6 sq m

Limited Use Area(s) = 2 sq ft / 0.2 sq m

Total = 698 sq ft / 64.8 sq m

For identification only - Not to scale



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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

