





A charming 17th century Grade II Listed home situated in the quintessential English hamlet of East Harting, West Sussex, in the heart of the South Downs National Park, and just 6 miles from Petersfield.

The house has been well maintained by the current owner and sits in grounds of 0.6 acres which are a huge feature of the property. Extensive lawns together with a vegetable patch, pond, ornamental hedging as well as specialised plants, trees and shrubs.

Externally, there are two self-contained, one bedroom annexes which are perfect for older children, au pair or visiting guests. There is a double garage with large loft are and a private parking space. Ample further parking on the lane and adjacent green.

Internally, there is a large entrance hallway with flag stone flooring that is large enough to also be used as Study. To the end of the hallway is a Shower room.

Beautiful double aspect Sitting room with wood burner and casement door to garden. Full standing height. Steps to a character Dining room with wood burning stove.



Country style kitchen with Marshall oil stove for central heating and hot water, and door to rear garden and separate pantry.

Wonderful, double glazed Orangery with tiled floor, underfloor heating and door to garden.

The Principal bedroom suite is accessed by stairs from the Sitting room and has an adjacent bathroom.

The Second bedroom is accessed from the hallway but is also interconnected to the Principal bedroom.

We cannot recommend highly enough a viewing of this wonderful home.

Oil central heating, mains water, electricity a sewage.

Council Tax Band – G - £3911pa.

Viewing through the Vendor's Sole Agents, Jacobs & Hunt, Petersfield.

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CONVENIENCE!



St. Stephens Cottage, East Harting

Approximate Gross Internal Area = 156.4 sq m / 1683 sq ft

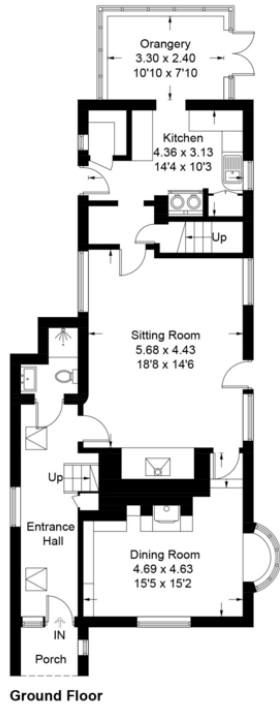
Outbuildings = 107.5 sq m / 1157 sq ft

Total = 263.9 sq m / 2840 sq ft

(Including Double Garage / Excluding Void)

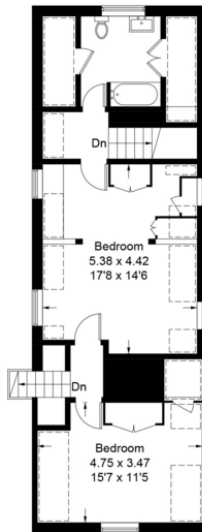


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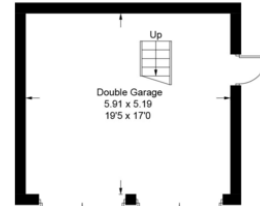


Ground Floor

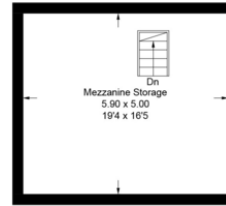
□ = Reduced headroom below 1.5m / 5'0"



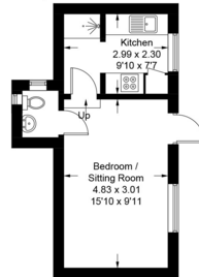
First Floor



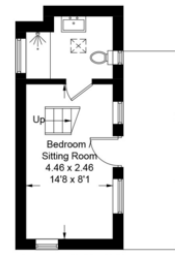
Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



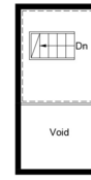
Garage - First Floor



Annexe 1 Building



Annexe 2 Building
Ground Floor
(Not Shown In Actual Location / Orientation)



Annexe 2 Building
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190563)

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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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