



Sky House

COLLINS LANE | WEST HARTING | PETERSFIELD | GU31 5NZ

Wilson | Hill

Existing Accommodation: Entrance Hall | Cloakroom | Sitting Room | Dining Room | Kitchen/Breakfast Room | Conservatory | Master Bedroom with En Suite Shower Room
Four Further Bedrooms | Family Bathroom | Spiral Staircase leading to Study/Office | Store/Safe Room

Proposed Accommodation: Master Bedroom Suite with Dressing Room, En Suite Bathroom & Balcony | Guest Bedroom with En Suite Shower Room | 3 Further Bedrooms
Separate Dressing Room | Family Bathroom | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Family Room | Large Kitchen/Breakfast Room | Study | Utility Room
Office/Games Room | Store/Safe Room | Elevated Patio | Workshop & Garden Store

Gardens: Detached Annexe | Outbuilding | Attractive Gardens, Fenced Paddocks and Woodland in all about 4 acres (1.61 ha) | Stunning Elevated Distant Rural Views

Mileages: Petersfield Market Square 3.6 mile, Guildford 28.8 miles, Winchester 23.7 miles, Chichester 13.6 miles, London 59.8 miles.





| Location

Sky House is located in West Harting in the South Downs National Park and is a much desired rural hamlet situated just 1.8 miles from the delightful village of South Harting, which offers a shop with post office, two churches, a village school and a public house, The White Hart.

The Hartings are a small but vibrant community, located within an area of outstanding natural beauty and very accessible to the larger town of Petersfield. Petersfield has a comprehensive range of shopping and recreational facilities including Waitrose, Marks & Spencer, an outdoor Lido and a mainline

station with train services to London Waterloo in just over an hour. The Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector TPS. 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 extensive footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.

| Outside

Sky House offers a private, level, off road parking area for several vehicles adjacent to the property, situated directly off Collins Lane with a path leading to the front door of the house. In addition, a private gated access with sweeping drive, accessed from the lane below the house, rising up between the gardens and paddocks of the property leading to a separate parking area adjacent to the detached Annexe also offers easy level access to the front door. The gardens to Sky House, whilst falling away from the property itself include an extensive raised patio, formal gardens, paddocks and light woodland amid its attractive, undulating landscape. The gardens and paddock boundaries are clearly defined by mature hedging and post and rail fencing and the grounds also house a large chicken coop, an enclosed, detached timber outbuilding with tiled roof offering two open fronted bays with metal field gates in front and a side store, and woodland which offers delightful walking amid snowdrops and bluebells. In all the attractive gardens, paddocks and woodland extend to approximately 4 acres (1.61 ha).



I The Existing Property

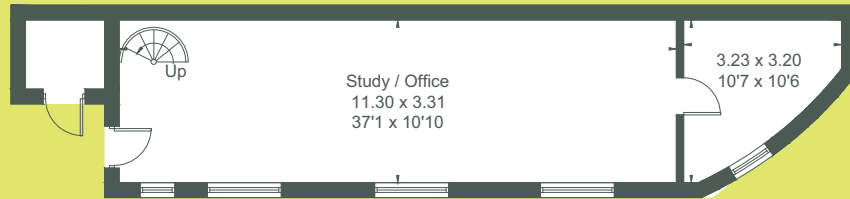
Enjoying a commanding and elevated situation, boasting stunning distant rural views across the neighbouring deer park, towards the countryside and hills beyond. Sky House offers a unique opportunity to either reinstate and upgrade the existing house or create a substantial country house in line with the planning permission already granted. Located in the highly regarded village of West Harting, Sky House really is quite special, given its spectacular outlook and position, with its own gardens, woodland and

paddocks sloping away from the house maximising the views over its own land and the rural scene beyond. Sky House in its current form offers something of a blank canvas to reinstate, redesign and perhaps reconfigure the existing layout of the family house which is arranged over three levels.

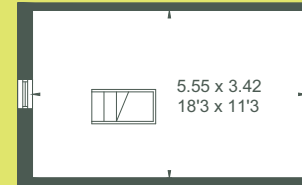
- Sky House Existing 360° Tour

Existing Property Floorplans

Approximate Area = 257.9 sq m / 2776 sq ft
 Outbuilding = 21.3 sq m / 229 sq ft
 Annexe = 43.4 sq m / 467 sq ft
 Total = 322.6 sq m / 3472 sq ft



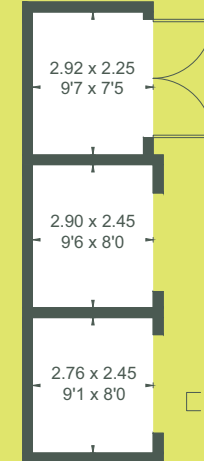
Lower Ground Floor



Annexe - First Floor



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

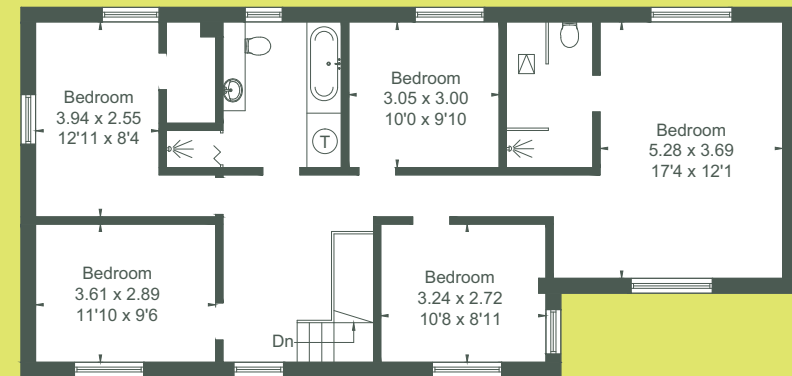


(Not Shown In Actual Location / Orientation)
 Outbuilding

= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 296793



I Proposed New Property

Planning Permission reference
(granted 28th April 2015): SDNP/14/04702/HOUS

Certificate of Lawful Development reference
(granted 6th March 2018): SDNP/18/01270/LDE

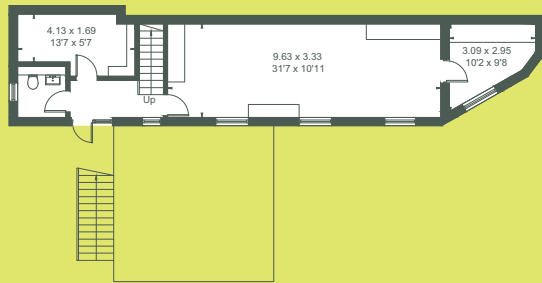
Permitted lawful development and consented planning permission have been granted to enlarge Sky House

from its current standing and provides a unique opportunity to create a substantial country house, significantly adapted from its existing form, or a replacement dwelling, subject to seeking the appropriate consents. The permitted house is designed to be arranged over three floors offering

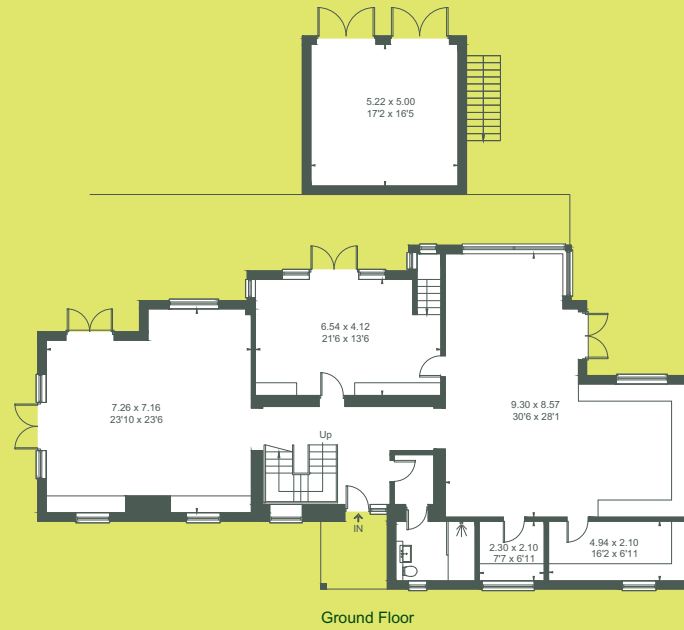
comfortable, well proportioned and flexible living accommodation, maximising the views to the rear of the property from each of the principal reception rooms, whilst also cleverly incorporating outside space within the dynamic of the property.

Proposed New Property Floorplans

Approximate Floor Area = 390.5 sq m / 4203 sq ft
Total = 416.5 sq m / 4899 sq ft



Lower Ground Floor



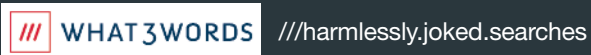
Ground Floor



First Floor

Directions to GU31 5NZ

Following the A3 south from Guildford, take the first exit signed to Petersfield and Midhurst. At the roundabout turn left onto London Road and continue on this road for approximately 0.6 miles, turning right onto the A272 towards Midhurst. Continue along the A272 for approximately 1.2 miles, turning right signposted towards Harting and Sky Park Farm. Continue along the road (passing Sky Park Farm on your right) for approximately 1.2 miles, bearing right as the road rises up the hill at the fingerpost signed to Quebec. After approximately 200 yards, the entrance gates and drive leading up to Sky House will be found on the left hand side.



Services: Mains water and Electricity. Private Drainage. Oil Fired Central Heating.

Council: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Band G. **EPC:** E54.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated April 2022.

Viewing strictly by appointment



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Agents Note: If looking at this brochure online, you can click the hyperlink to access a 360° tour of the property.

Health & Safety Notice: Given the dilapidated condition of the property, there are health and safety conditions to adhere to when viewing. The agents will advise further as to the various conditions and all viewings will be undertaken at the viewers own risk. On booking an appointment, the viewing protocols will be confirmed in writing.

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