



55 Culvers

SOUTH HARTING | WEST SUSSEX | GU31 5LE

Wilson | Hill

4 Bedrooms | Family Bathroom | Kitchen/Dining Room/Family Room | Sitting Room | Utility Room | Cloakroom | Garden on three sides | On Street Parking

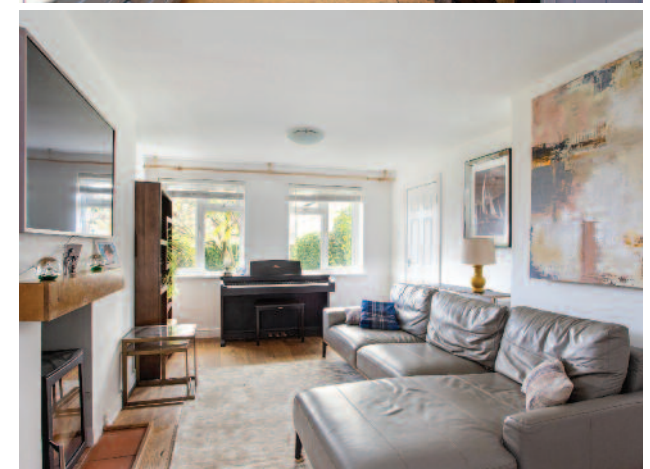
Petersfield 4 miles, Chichester 12 miles, Winchester 23 miles, Guildford 30 miles, London 61 miles



| The Property

55 Culvers is a semi-detached house with a private wrap-around garden in the desirable village of South Harting. The ground floor has been cleverly extended to create a bright and spacious open plan kitchen/dining/family room which is a fabulous hub of the house for modern day living. There is also a separate sitting room with wood-burning stove as well

as a utility room and downstairs cloakroom. On the first floor are 3 double bedrooms with views over the garden and to the hills beyond and a family bathroom. The loft space has been converted to create a further double bedroom. No shortage of living or bedroom space in this fantastic home.





| Location

South Harting is a thriving village in the heart of The South Downs National Park between Petersfield and Chichester. The village has a pub, school, shop and post office and many clubs and societies. Petersfield and its comprehensive range of facilities including Waitrose, a mainline station with train services to London Waterloo in around an hour is just 4 miles away. There is an excellent range of schools including Bedales and Churcher's College. The other popular local school, Ditcham Park, is just 4.2 miles from the house, and Harting Primary School 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.



| Outside

A garden path leads up to the attractive front door with trees including a magnolia on either side. The generous garden is mostly south facing, laid to lawn and is bordered by mature hedging. There is a stunning pergola covered terrace with vine growing over which is ideal for summer entertaining, and a further terraced area outside the kitchen door. A useful shed sits in the corner of the garden and a gate through the hedge at the back of the house opens onto the path leading to the village centre and village school and playground so another handy feature – no school run needed here.



Approximate Floor Area = 130.3 sq m / 1402 sq ft



Directions to GU31 5LE


Heading south on the A3, on arriving at Petersfield, take the first exit signed to Midhurst A272. Follow the slip road along to the roundabout and take the first exit signed to Midhurst. Go down the hill and after about 300 yards turn right into Pulens Lane, signed to South Harting. Follow this road for 1 mile and then turn left onto the B2146 towards Chichester. Follow this road for 3 miles to South Harting and at the T junction turn left and follow the road around to the right, towards Elsted/Midhurst.

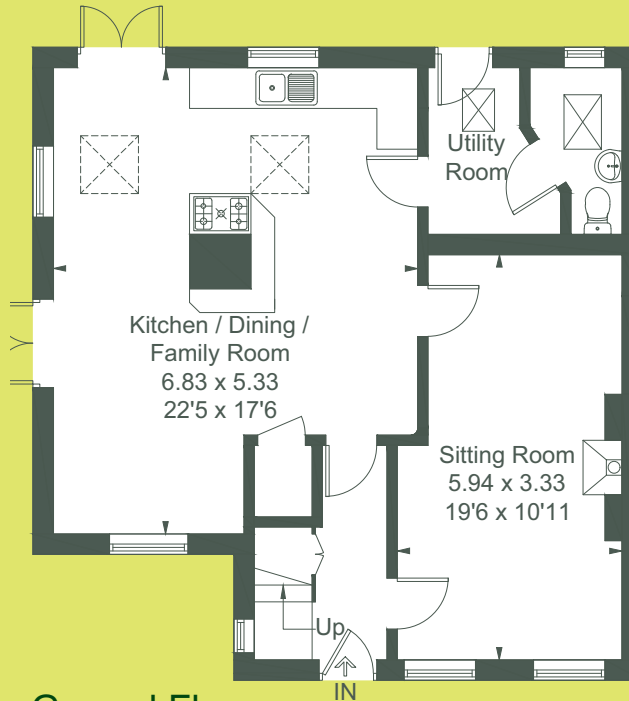
Take the 2nd turning on the right into Lower Culvers and park at the top of the hill at the bend. Walk along the pavement on your right, through the gap in the hedge for twenty yards and then turn left, No 55 is the property at the top on your right.

 **WHAT 3 WORDS** ///shudders.slam.comet

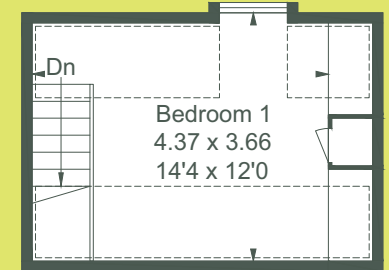


Viewing strictly by appointment.

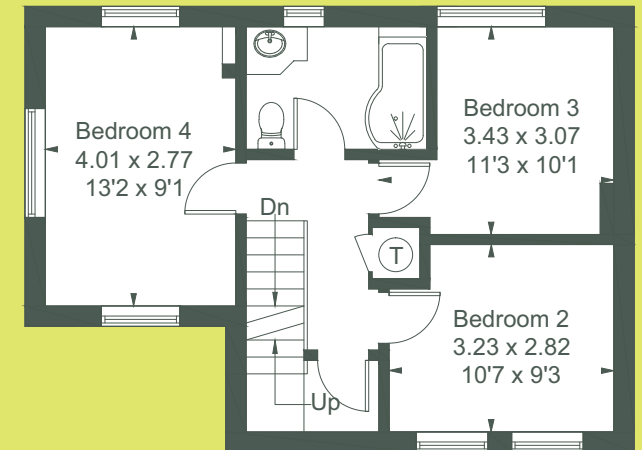
 = Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor

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Services: Mains water and electricity.

Local Authority: Chichester District Council,
www.chichester.gov.uk, 01243 785166

Council Tax: Band C. **EPC:** D55.

Details and photographs dated November 2022

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.

