



1 North Lane

SOUTH HARTING | PETERSFIELD | GU31 5PY

BCM

Wilson | Hill

4 Bedrooms | Family Bathroom | Family Shower Room | Kitchen | Sitting Room | Snug | Utility Room | Downstairs Cloakroom | Pretty Courtyard Garden

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



| The Property

Originally two cottages, 1 North Lane is a very pretty semi-detached Grade II listed property in the centre of the conservation area of South Harting offering a versatile interior which could be reverted to two dwellings if required. A pretty bay window and exposed beams add charm to the sitting room and the open

double doorway to the rear hall creates a sense of space. The snug has a large exposed stone fireplace and the kitchen has a good range of cupboards as well as a door to the courtyard garden. An excellent utility room completes the ground floor accommodation. Upstairs are four bedrooms and two bathrooms.



| 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, café, school, shop with post office and many clubs and societies. Petersfield and its comprehensive range of facilities including Waitrose, has a mainline station with train services to London Waterloo in around an hour, and 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 there is 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 pretty, enclosed, courtyard garden to the rear is accessed from both the kitchen and the sitting room.





Approximate Area = 136.5 sq m / 1469 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)

Directions to GU31 5PY

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 then left again into North Lane (where Harting Stores is) where you can park on the street. 1 North Lane is at the junction of North Lane and The Square.

 **WHAT 3 WORDS** ///tasteful.unpainted.corrupted



Details and photographs dated August 2023

Viewing strictly by appointment.



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 321290

Services: Mains water supply and drainage, electric heating.

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

Council Tax: Band F. EPC: G7.

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

