



# Levers

NORTH LANE | SOUTH HARTING | WEST SUSSEX | GU31 5NW

BCM

Wilson | Hill

Master Bedroom with En Suite Bathroom & Dressing Room | 2 Further Bedrooms (3 in all) | Family Bath/Shower Room | Drawing Room | Dining Room | Sitting Room  
Kitchen/Breakfast Room | Cloakroom & Utility Room | Garden Room | Annexe with Double Bedroom, Sitting Room, Kitchenette and Shower Room | Various Garden Stores  
Garden and Grounds about 0.8 of an Acre (0.327 ha) | Views to the South Downs  
Petersfield 4.8 miles, Midhurst 7.6 miles, Chichester 12 miles, Guildford 26.5 miles, Winchester 24.5 miles, London 57.7 miles



### | The Property

Levers is a comfortable character home in a prime, private, edge of village location with wonderful views. The house is not listed and requires some modernisation.

It has three good reception rooms, many exposed timbers, beamed ceilings and an L shaped kitchen/breakfast room with garden views and a

vaulted ceiling in part, providing a spacious feel. Upstairs a master bedroom suite (with dressing room and bathroom) has further country views, balanced with two more bedrooms and a family bathroom.

A separate annexe building is self-contained with sitting room, shower room and kitchenette at ground floor level and a large double bedroom on the first floor with commanding views. It can flex for guests, family or home working/studio space as required.





## | Location

South Harting is a special village community that nestles at the foot of the Downs, in the heart of the South Downs National Park between Petersfield and Midhurst. Levers is within walking distance of the extensive village amenities which include a shop/post office, pub, village school, coffee shop and many sporting clubs and societies. Petersfield and its comprehensive range of facilities as well as a mainline station with train services to London Waterloo is just under 5 miles away. Petersfield also has an excellent range of private schools including Bedales and Churcher's College whilst Ditcham Park School is also nearby. Godalming College is a popular state school option for 6th Form students, along with TPS in Petersfield. Westbourne House and Highfield prep schools are also within range, with the former providing a minibus transport option from South Harting village. The Goodwood Estate is within easy reach with its



wonderful choice of sporting events, from the world renowned Revival and Festival of Speed to Glorious Goodwood for horse racing and Goodwood Aerodrome. The Chichester Festival Theatre is 20 minutes' drive away. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are within reasonable driving

distance, as are the harbours, sailing clubs 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, with footpaths accessible from the property which provide an incredible choice of walking options. There are miles of local lanes which also provide fantastic cycling opportunities.

## | Outside

The garden surrounds the house and is mainly laid to lawn for ease of management. There is a paved terrace around the garden room, with southerly and westerly aspects, an ideal area for outside entertaining. A large tarmac drive leads to the annexe with plenty of outside parking. The garden backs onto farmland with a hedge and some remarkable views towards the South Downs and countryside beyond.



## Directions to GU31 5NW

From Petersfield take the B2146 to South Harting. At the T junction in South Harting turn left and turn left again into North Lane, carry on up for about 400 yards and the entrance to Levers will be found on your left (just before a stone cottage), turn into the drive and hard left into Levers private drive.

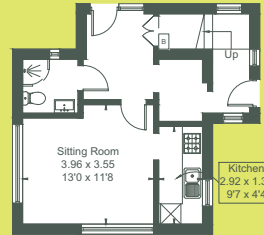
 **WHAT3WORDS** ///keepers.effort.puddings



Details dated September 2023 and photographs dated August/September 2023.

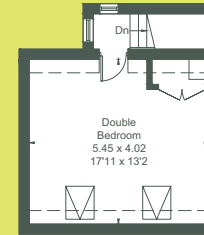
Viewing strictly by appointment

Approximate Area = 222.6 sq m / 2396 sq ft  
Annexe = 91.9 sq m / 989 sq ft  
Total = 314.5 sq m / 3385 sq ft  
Including Limited Use Area (10.4 sq m / 112 sq ft)



Annexe - Ground Floor

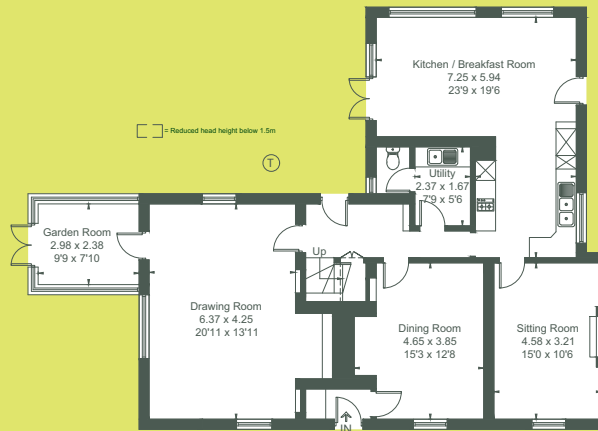
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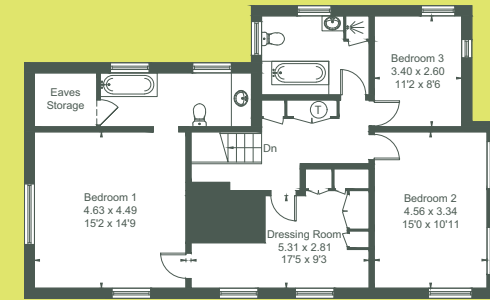
Annexe - First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) [fourwalls-group.com](http://fourwalls-group.com) 324062

**Services:** Mains water, electricity and drainage, oil fired boiler providing hot water and heating for the house.

**Local Authority:** Council: Chichester District Council [www.chichester.gov.uk](http://www.chichester.gov.uk) 01243 785166

**Council Tax:** Band G. **House & Annexe EPC:** E46.

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.

