



# THE ORCHARD

South Harting, Hampshire GU31 5NR







SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



# THE ORCHARD

South Harting, Hampshire GU31 5NR

An attractive family house with delightful gardens  
and exceptional views

5 bedrooms (and additional loft room)

4 reception rooms

Kitchen/Breakfast room

Large conservatory/garden room

Two bathrooms

Extensive Parking and Double garage

Swimming pool, tennis court and outbuildings

Delightful gardens of approximately 1.09 acre (0.44 ha)

Exceptional views towards the South Downs

4059 sq ft including garage and outbuilding

EPC: F27

Petersfield: 4.8 miles, Midhurst: 7.6 miles, Chichester: 12 miles,  
Guildford: 26.5 miles, Winchester: 24.5 miles, London: 57.7 miles

London Waterloo from Petersfield Station  
(Mileages are approximate)







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## SITUATION

South Harting is a pretty village in the heart of the South Downs National Park between Petersfield and Chichester. The village has a pub, café, school, shop and post office and many clubs and societies. Petersfield and its comprehensive range of facilities and a mainline station with train services to London Waterloo, is 4 miles away and offers an excellent range of schools including Bedales, Churcher's College, Ditcham Park and The Petersfield School. 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.

## THE PROPERTY

The Orchard is a fine, attractive family house, offering well proportioned and flexible accommodation, enjoying a lovely, quiet position within the pretty downland village of South Harting. The house, believed to date back to the 1930's, is principally arranged over two floors and offers 5 bedrooms and 4 reception rooms and provides scope to update and modernise to suit personal requirements. The property affords lovely views across its own gardens and furthermore boasts an exceptional, uninterrupted panoramic outlook across neighbouring fields towards the South Downs beyond.

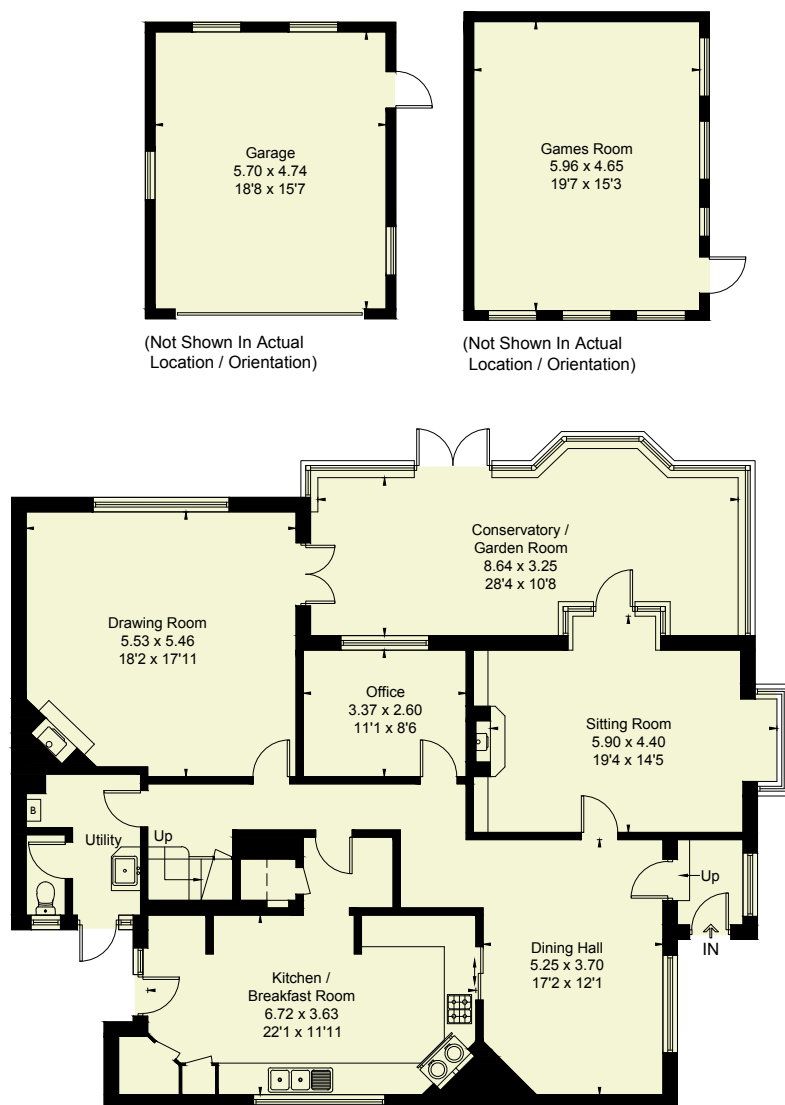
## OUTSIDE

Approached via an electric wooden gate, a sweeping drive leads to an extensive parking area and access to various outbuildings including a detached double garage. The gardens are a delightful feature of the property, principally lawned interspersed with mature trees and various floral and sunken beds, enjoying a sunny, southerly aspect boasting a Swimming Pool and Tennis Court. In all, the gardens and grounds extend to 1.09 Acres (0.44 ha).



Approximate Gross Internal Floor Area  
 House: 322.4 sq m / 3470 sq ft  
 Outbuilding: 54.7 sq m / 589 sq ft  
 Total: 377.1 sq m / 4059 sq ft (Including Garage / Excluding Sheds)

All measurements, including the floor area, are approximate and for illustrative purposes only.



Ground Floor



First Floor





#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the Property.

### Services

Mains water. Mains electricity. Private drainage via septic tank. Oil fired central heating.

### Broadband availability

Superfast available (Ofcom)

### Mobile Coverage

Likely (Ofcom)

### Tenure

Freehold with vacant possession.

### Local Authority

Chichester District Council. [www.chichester.gov.uk](http://www.chichester.gov.uk)

### Council Tax

Band G

### EPC

F27

### Directions (GU31 5NR)

Proceed out of Petersfield towards South Harting on the B2146 which leads to the centre of South Harting village. Upon reaching the village, turn left and then first left onto North Lane, where the entrance to The Orchard will be found towards the top of the hill after approximately 0.4 miles on the right hand side.

### What3Words

///registry.middle.swarm

### Viewings

By appointment with BCM Wilson Hill only.

### Selling Agent

BCM Wilson Hill

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NB: Details and photographs dated October 2024





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