



DOWNS EDGE

Hill Lane, East Harting, Hampshire GU31 5NQ



DOWNSE EDGE

Hill Lane, East Harting,
Hampshire GU31 5NQ

A lovely village house
offering significant scope,
with delightful garden
and wonderful panoramic
views of the South Downs

Accommodation

4 bedrooms (2 ground floor)
2 reception rooms | Family bathroom | Kitchen
Entrance hall | Pantry | Cloakroom

Garage and range of outbuildings

Extensive parking

Delightful gardens with panoramic views
of South Downs

In all approximately 0.6 acres (0.242 ha)

EPC: F28

Nearest town Petersfield 5.5 miles
Chichester 11.5 miles Portsmouth 18.8 miles,
Guildford 27.4 miles, London Waterloo from
Petersfield from 66 minutes
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



DOWN'S EDGE

A detached village property offering significant scope for updating, enlargement or replacement, subject to acquiring the necessary consents. Principally arranged on one level and with delightful gardens, the property enjoys a wonderful rural position with uninterrupted panoramic views across fields towards the South Downs.



SITUATION

Situated in the highly desired village of East Harting and affording the most incredible position, the property is nestled at the foot of the South Downs in the heart of the South Downs National Park. The larger village of South Harting is half a mile away which has a pub, village school, shop with post office and cafe. Petersfield and its more 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, Churcher's College and Ditcham Park is nearby. 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.



Approximate Floor Area
Main House = 121.8 sq m / 1311 sq ft
Outbuildings = 30.4 sq m / 327 sq ft
(Excluding Carport & Shed)
Total = 152.2 sq m / 1638 sq ft

Not to scale. For identification purposes only.



IMPORTANT NOTICE

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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, electricity, and private drainage via cesspit. Oil fired heating

Broadband and Mobile/Internet Coverage

Broadband: Ultrafast broadband available.

Mobile/Internet Coverage: Limited/likely according to Ofcom

Tenure

Freehold with vacant possession.

Local Authority

Chichester District Council www.chichester.gov.uk
Council Tax Band: F

Directions (GU31 5NQ)

From Petersfield take the B2146 to South Harting. At the T junction in South Harting turn left and follow the road out of South Harting towards Elsted. Continue on past the last village house taking a right turn into Hill Lane where the entrance to the property will be found on the right hand side just prior to a sharp left hand bend in the lane.

What3Words

///crackles.dabble.agrees

Viewings

By appointment with BCM LLP only.

Selling Agent

BCM Wilson Hill
4 Lavant Street, Petersfield, Hampshire GU32 3EW
t: 01730 262600
e: petersfield@bcmwilsonhill.co.uk

NB: Details and photographs dated September 2024.

Petersfield

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