



APPLEDORE

South Harting, Hampshire, GU31 5LD



APPLEDORE

South Harting, Hampshire,
GU31 5LD

A spacious, architect
designed property with
delightful gardens and
wonderful views, privately
situated in the heart of the
village.

Accommodation

Reception Hall | Spacious open plan
Sitting/Dining Room | Kitchen/Breakfast
Room | Utility Area | 2 Double Bedrooms
2 Bathrooms (1 Ensuite)

Parking | Integral Garage
Store/Wine Cellar | Garden 'Bothy'
Delightful Gardens of approximately
0.4 Acres (0.161 ha)

Petersfield (and mainline station to London
Waterloo) 4.8 miles, Winchester 24.6 miles
Guildford 31 miles, London 61 miles
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



APPLEDORE

A unique, central village, architect designed property, principally arranged on one level, offering comfortable, light and spacious accommodation throughout. With some thoughtful modernisation and upgrading, the property offers scope to create an extremely unique and stylish dwelling benefitting from a lovely, elevated position affording delightful views across the village to the front and the South Downs to the rear.

OUTSIDE

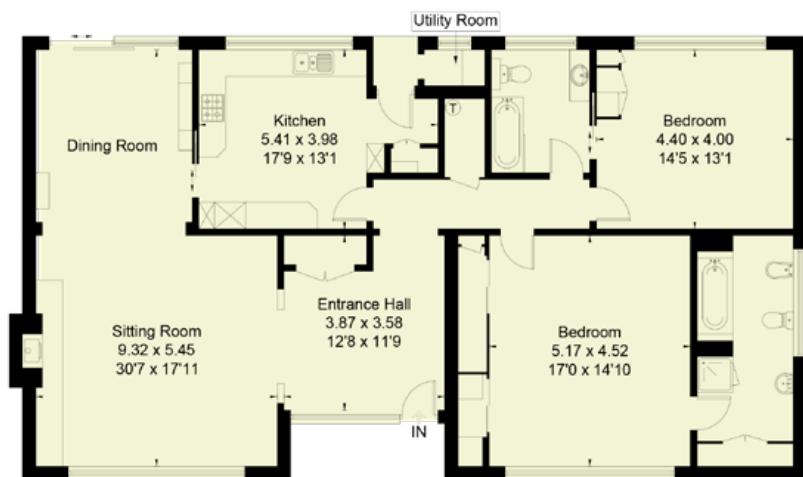
Approached via a sweeping drive, gently rising leading to a parking area and providing access to the garage and house. The gardens are mostly lawned with defined boundaries offering much privacy, located predominantly to the front of the property, enjoying a bright, westerly aspect. A concealed 'bothy' is also discreetly situated in the front garden, offering scope. To the rear of the property is a paved terrace and patio ideally suited for entertaining which also enjoys much privacy and offers a delightful outlook across fields with views to the South Downs. In all, the gardens extend to approximately 0.4 Acres (0.161 ha).

SITUATION

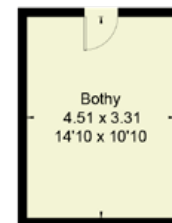
Situated in the centre of the village within easy walking distance of all village amenities, South Harting is a delightful, thriving village in the heart of the South Downs National Park. The village has a pub, café, school, shop and post office, two churches and many clubs and societies. The popular market town of Petersfield is 5 miles away and has a mainline station with services to London Waterloo in just over an hour and this is also where you can access to the A3, which provides good regional links to Guildford and the M25 beyond, and the South Coast. The area has an excellent range of schools including Bedales, Churcher's College and Ditcham Park together with The Petersfield School and Bohunt in the state sector. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and The South Downs Way runs to the south of the village. The larger regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast, Polo at Cowdray Park and racing at Goodwood.

Approximate Floor Area
Main House = 150.4 sq m / 1619 sq ft
Outbuildings = 55.4 sq m / 596 sq ft
Total = 205.8 sq m / 2215 sq ft (Including Garage)

Not to scale. For identification purposes only.



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity and drainage. Electric heating.

Broadband availability - Superfast available (Ofcom)

Mobile Coverage - Likely (Ofcom)

Tenure

Freehold with vacant possession.

Construction

Brick construction

EPC Rating - F31

Local Authority

Chichester District Council
www.chichester.gov.uk
01243 785166

Council Tax

Band G

Postcode

GU31 5LD

Directions

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 at the T junction passing through the Square and after a short distance the entrance to the property will be found on the left hand side.

What3Words

///unloaded.canyns.ties

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

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

NB: Brochure and photographs dated March 2025.

IMPORTANT NOTICE

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

- 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.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- 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.

Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

