



Petersfield, Hampshire

Guide Price £425,000

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A stunning quintessential cottage situated in a much sort after village in a quiet and secluded position but close to all amenities, this beautiful home offers two reception rooms, one with a wood burner which complements the wealth of character features throughout. There are two doors entering into the property as the home was once two dwellings prior to being converted, the kitchen completes the downstairs and the property has been recently renovated to include new roof, kitchen, electrics, conservation windows, plumbing and bathroom.

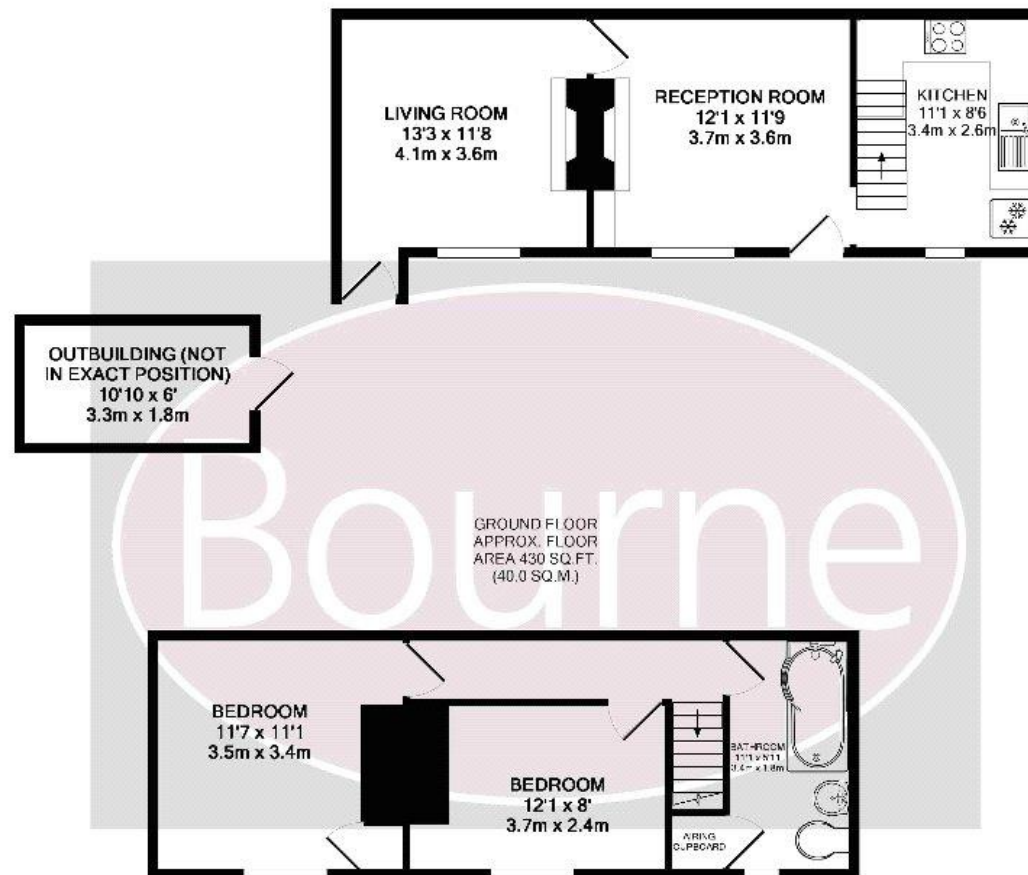
To the first floor there are two double bedrooms and the spacious bathroom with a shower over the bath and also an airing cupboard.

Externally the cottage looks over the beautiful, generous garden with a stream that runs along the far border with private bridge access across, the detached brick and flint outbuilding offers good storage and could even be converted to a home office subject to the standard planning procedures.

- No Onward Chain
- Character Features Throughout
- Modern Shaker Style Kitchen
- Two Reception Rooms
- Wood Burner
- Family Bathroom
- Two Double Bedrooms
- Large Mature Garden
- Centre Of South Harting
- Close To Amenities



Floorplan



1ST FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 767 SQ.FT. (71.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

This property is located in the popular village of South Harting. In the village there is a primary school, a village shop, post office and an inn. The busy market town of Petersfield with its mainline station, shops and a selection of schools is approximately 5 miles away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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