



ESTATE AGENTS



Petersfield, West Sussex

Offers Over £495,000

# Petersfield, West Sussex

A beautiful three bedroom property tucked away in the much sought after East Harting, just a mile from the village of South Harting. It has a wealth of character features and has been modernised and renovated tastefully throughout.

The reception room leads through to an updated fitted kitchen which has a door on to the rear gardens. To the first floor there are two good-sized bedrooms and a separate bathroom. The second floor has a light and airy, dual-aspect bedroom with ensuite.

The sizeable rear garden leads to a further secluded garden with direct access to the fields beyond. It features a fully insulated studio / office with electric power. The garden has mature mixed, native hedging, apple trees and stunning views over the countryside.

The property has benefited from numerous improvements including double glazing, excellent insulation and an Air Source Heat pump system.

To the front of the property is another generous lawn garden with extensive views of the spectacular South Downs and off-street parking.

Properties in this location are very sought after, and early viewing is strongly recommended.

Freehold

- Complete Chain
- Three Bedrooms
- Two Bathrooms
- Airsource Heat Pump
- Garden Office / Studio with Electric Power
- Off-Street Parking
- Sought After Location

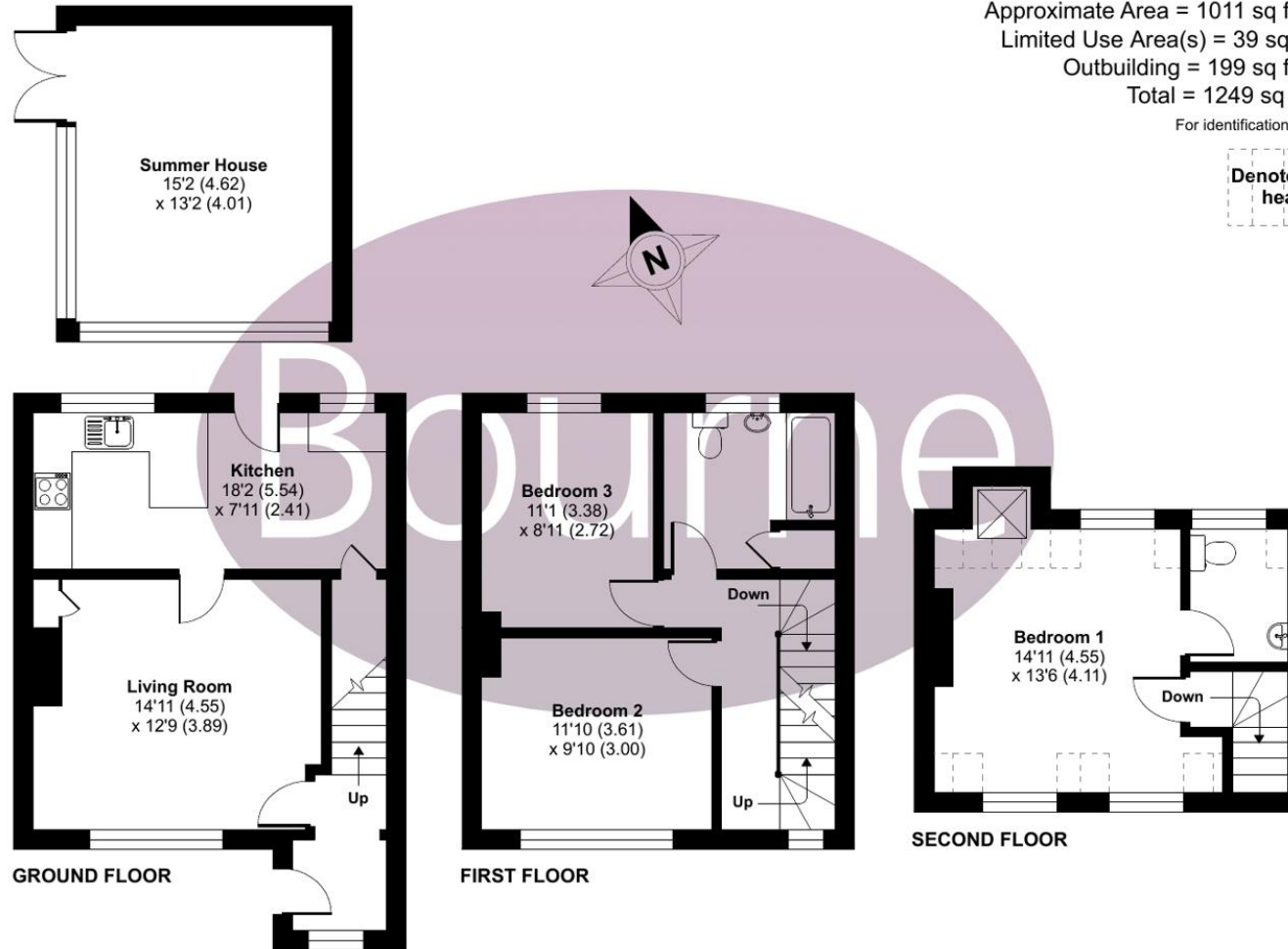


## Knights Field, East Harting, Petersfield, GU31

Approximate Area = 1011 sq ft / 93.9 sq m  
Limited Use Area(s) = 39 sq ft / 3.6 sq m  
Outbuilding = 199 sq ft / 18.5 sq m  
Total = 1249 sq ft / 116 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Bourne Estate Agents. REF: 1113739

# Location

This property is located in the popular village of East Harting. Nearby in the South Harting village there is 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.

Midurst is just 6 miles away and the busy town of Chichester is just 20 minutes away by car.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			94
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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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