

Chalton Cottage

East Harting, Near Petersfield, Hampshire



Jackson-Stops
& Staff



People **Property** Places

A brand new 5 bedroomed family house with stunning oak framed drawing room offering spectacular views to the South Downs

Offers are invited, price guide £1,400,000

The Property

Chalton Cottage is an individual contemporary house designed for modern living. Built to a very high specification with stone and cedar elevations. There is high quality kahrs oak flooring and large scale porcelain tiles on the ground floor. A magnificent vaulted drawing room has been designed to take advantage of the fantastic views over the landscaped gardens to the South Downs. There is also a large kitchen/family room with Neff appliances including two single ovens, combination microwave oven, warming drawer, dishwasher and induction hob with extractor fan over. Bi-folding doors open to a terrace and the gardens, again offering spectacular views. There is a utility room and a ground floor bedroom suite and study. On the first floor there is a galleried landing looking down over the drawing room. Master suite with fully tiled en suite bathroom and separate shower. Three further bedrooms (one en suite) plus a fully tiled family bathroom with bath and separate shower unit.

Features

In total 2850 sq feet

- Dramatic oak framed vaulted drawing room
- Oak framed entrance porch
- Large handmade oak front door
- Underfloor heating throughout
- Energy efficient heat pump system
- Quality porcelain and oak flooring on the ground floor
- Solid handmade oak internal doors throughout
- High specification bathrooms by Villeroy and Boch
- Quality professionally designed kitchen with fully integrated appliances and Granite work surfaces
- Aluminum bi-folding doors to the terrace
- Handmade bespoke oak staircase
- Low maintenance powder coated aluminum windows throughout with argon filled highly efficient double glazing
- Oak framed double bay garage
- Adjacent secure timber store
- Beautifully landscaped gardens with a large terrace, numerous borders, large lawn and mature hedges
- Raised vegetable planters made from solid oak sleepers
- Large tar and chip driveway with stunning stone walls covering the length of the drive
- Designed and built by Architectural Homes, a family run company
- **In all about 0.336 acres**



Distances

- London 52 miles
- Petersfield 5 miles
- Midhurst 7 miles
- Chichester 12 miles
- Petersfield to London Waterloo from 1 hour

The Location

East Harting is a rural hamlet situated one mile from South Harting which has various shops, a post office, church and public house. The towns of Petersfield and Midhurst provide most everyday needs, whilst the town of Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and provide more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports. There are excellent recreational facilities in the area, with polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Pulborough and Liphook and sailing out of Chichester Harbour and other centres along the South Coast. There is walking and riding on numerous footpaths and bridleways in the area and on the South Downs nearby.

Property Information

Services (All new): We are advised by our client that the property has mains drainage, electricity and water.

Guarantee: CRL 10 years

Fixtures and fittings: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.



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Local Authority: Chichester District

Tax Band: TBC

Estimated EPC Rating: B

Tenure: Freehold

Photographs: Taken September 2014

Viewing: All viewings are strictly by appointment with Jackson-Stops & Staff, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Directions (Postcode GU31 5LY)

From Midhurst take the A272 towards Petersfield. After 2 miles turn left to Elsted. Continue for approx 3 ½ miles passing through Elsted. Just after the 30mph speed sign on outskirts of South Harting turn right at the crossroads. At T junction turn right again go past the duck pond, bear right at the fork and the drive to Chalton Cottage is the third on the right hand side.

Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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