



## BAKERS COTTAGE

North Lane, South Harting, Petersfield, West Sussex, GU31 5PY

TO LET

£1,295 PCM

BCM

# Bakers Cottage

North Lane, South Harting, Petersfield, West Sussex, GU31 5PY

Petersfield 5 miles | Chichester 12 miles | Portsmouth 20 miles | London Waterloo from Petersfield Station - 1 hour 20 minutes mileages and times approximate

**Bakers Cottage is an idyllic two bedroom townhouse in the centre of the very popular village of South Harting**

## THE PROPERTY

Baker's Cottage is an idyllic two bedroom townhouse situated in the centre of the very popular village of South Harting, which has an excellent Italian cafe, a post office and village shop and a charming traditional pub.

The property has been sympathetically modernised and still retains many original period features such as solid wood flooring and exposed beams.

The property briefly comprises entrance hall leading to a contemporary fitted kitchen with solid wood surfaces, electric oven and hob with stainless steel back splash and a `Belfast style` sink. Access through to sitting room which boasts exposed wooden beams, open fire and French doors leading out to patio area.

First Floor: Landing with large window allowing an abundance of natural light into the house. Family bathroom suite with roll top bath and handheld shower. Master bedroom with fitted wardrobes. Guest double bedroom.

Outside, garage and off street parking for one car.

## ADDITIONAL INFORMATION

Services  
Oil fired central heating  
Mains water and electricity  
Mobile coverage good (according to Ofcom)  
Superfast fibre broadband available (according to OpenReach)

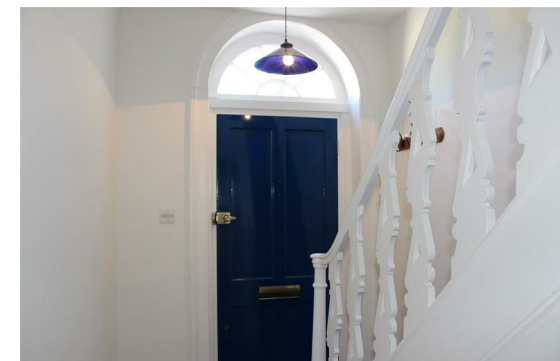
EPC  
E46

Council Tax  
Chichester District Council, band D

Deposit  
Holding deposit £298  
Security deposit £1,494

Pets  
Considered (rent will vary)

Directions  
From Petersfield take the B2146 south to South Harting. On reaching the village at the T junction turn left onto 'The Square'. Proceed approximately 200 yds and take the first left onto North Lane. Bakers Cottage is set back off the road on the left hand side next door to the post office and village shop.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	46	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## WINCHESTER

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Sutton Scotney, Winchester SO21 3NZ

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## ISLE OF WIGHT

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## OXFORD

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