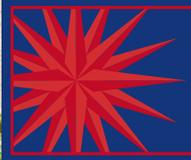




UPPERTON



RH & RW
CLUTTON

UPPERTON
West Harting
Nr Petersfield
Hampshire GU31 5NY

Guide Price: £7,500 pcm
Available August 2022

Entrance hall • Drawing room • Dining room
Sitting room • Study
Kitchen/breakfast room • Laundry room • Utility room
Principal suite comprising bedroom, dressing room/
bathroom & dressing room with separate wc
4 further bedrooms • 2 ensuite bathrooms • Shower room
Cellar • Guest cottage with bedroom & shower room
2 entrance drives • Double garage
Gardens & grounds extending to about 1 acre

DESCRIPTION

A beautiful Grade II listed farmhouse, located in a stunning and very private location being part of the Hill Ash Farm Estate, with some fabulous rural views, available for long term rental, unfurnished. The historic property has spacious and very well-presented accommodation, much of which has recently been upgraded, and includes numerous period features such as exposed beams, stone floors and inglenook fireplaces. The entrance hall gives access to the drawing room, with open fireplace which overlooks the garden, and a passage leading to the study, adjacent to this is the dining room, a beautiful room with exposed beams, a stone slab floor and a stunning inglenook fireplace, incorporating a wood burning stove. A door connects to the study and another to the kitchen. From the passage, there is a cloakroom to one side and a door to the lovely farmhouse kitchen/breakfast room, with exposed beams, an inglenook fireplace with open fire, a stone slab floor, a range of hand built wooden units, a 4 oven electric Aga, an electric oven with 2 ring ceramic hob above, double bowl stainless steel sink, space for a fridge/freezer and space for a dishwasher. A door leads through to a laundry room, with a second staircase and a door to the sitting room, plus a further door to the utility room, fitted with a range of hand-built cupboards and incorporating a ceramic Butler's sink.





From the entrance hall the staircase rises to the first floor and, on one side, to the main bedroom, with dressing room and bathroom. The other side of the stair leads into bedroom 5, with en suite bathroom and a connecting door opening into bedroom 3. The second staircase leads up to a landing which gives access to bedroom 2 with an en suite bathroom. The landing also connects to the family shower room and to bedroom 3 and 4.

Outside, there is a gravel entrance drive at the front of the property, which provides ample parking. As you come down the lane, there is a separate drive which leads up to a further area for parking, with a double garage to one side. A gate from the drive leads into the main area of garden with the guest cottage to one side. This enchanting garden is partly walled and partly enclosed by mature yew hedges and includes areas of lawn on various levels, lovely brick paths with some raised beds and further beds planted with a variety of plants and shrubs and some mature trees. Beyond the garden is a further area of lawn and beyond the second drive is a small paddock, from which there are some far reaching rural views.

LOCATION AND AMENITIES

Upperton is located at the end of a no-through road on the east side of West Harting, a small hamlet near the popular village of South Harting which offers a post office/village store, village school, church and pubs. The centre of Petersfield is less than 5 miles away providing ample shopping featuring many of the well known high street shops and a large Tesco and Waitrose. There is the Taro leisure centre with its excellent swimming pool and further leisure facilities. Petersfield station provides a fast commuter service to London (Waterloo) taking just over an hour. The A3 at Petersfield provides access to the main coastal route of the A27 to the south or London which is approximately 55 miles to the north. The cathedral city of Chichester is about 12 miles away. There are a number of very good schools within easy access.

OUTGOINGS & SERVICES

Mains water and electricity are connected. There is a private drainage system. Oil fired boiler and an electric Aga. The tenant will be responsible for the payment of all outgoing including communication services (telephone/internet/Sky) and TV Licence and private drainage.





COUNCIL TAX - Band G - £3,387.24 (2022/2023)

MAINTENANCE

The landlord will be responsible for the exterior and the structure of the house. The Tenant will be responsible for maintaining the interior of the property and the gardens and grounds.

EPC - E rating (46).

TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy for a minimum period of 12 months.

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

TENANCY DEPOSIT

A deposit the equivalent to 6 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS).

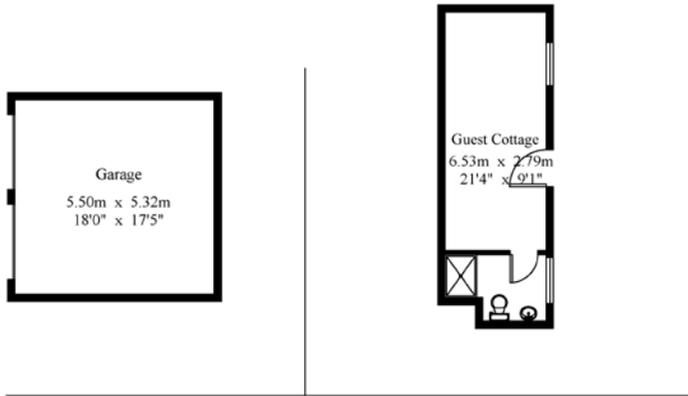
DIRECTIONS

From Midhurst take the A272 in the direction of Petersfield for approximately 7 miles passing through the village of Rogate. Continue past the entrance to Durleighmarsh Farm Shop on your right and shortly afterwards you will see a turning on the left-hand side to Durford Mill and The Hartings. Turn left here and continue on this road for approximately 1.5 miles, take the left fork to West Harting at the junction with Quebec, and after a few hundred yards there is a left turning. Take this turning and drive on down past Hill Ash Farm, where the lane bends sharply to the right. Continue on down the single track lane and eventually, after about 400 yards, Upperton is the first house on the left.

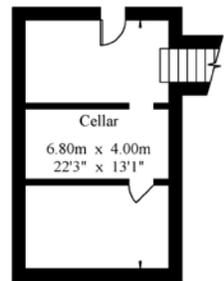
VIEWING

Strictly by appointment with the letting agent
RH & RW Clutton - 01798 344554

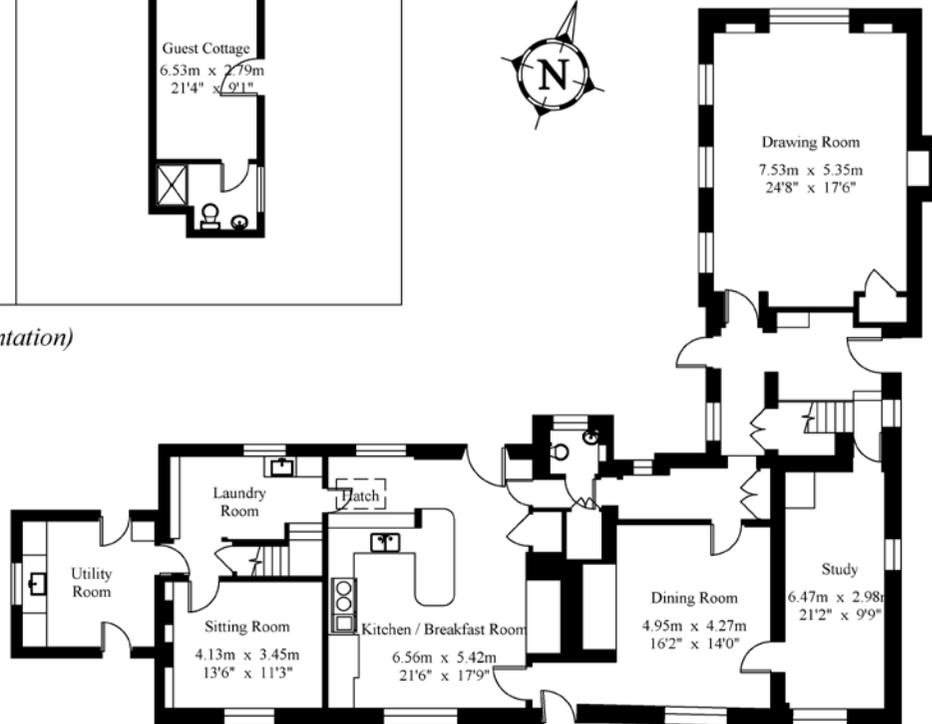




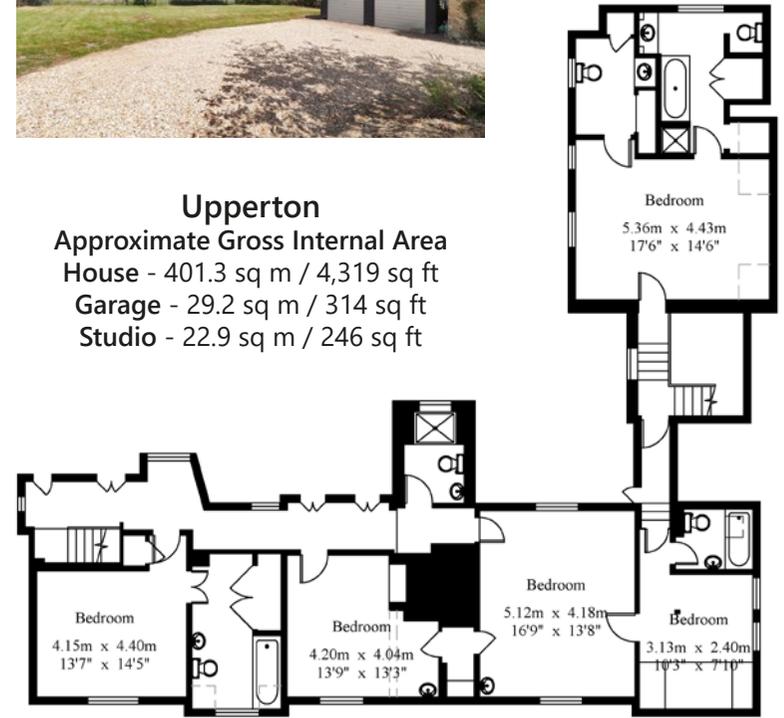
(Not Shown In Actual Orientation)



Lower Ground Floor



Ground Floor



First Floor

Upperton
 Approximate Gross Internal Area
 House - 401.3 sq m / 4,319 sq ft
 Garage - 29.2 sq m / 314 sq ft
 Studio - 22.9 sq m / 246 sq ft





NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property.
Property particulars updated July 2022



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