



Steep, Petersfield, Hampshire, GU32

Guide Price: £1,500,000 Freehold

An elevated detached family house with south-west facing gardens, garage and parking.

Main bedroom with en suite shower room, 3 further bedrooms, bedroom 5/study, family bathroom, sitting room, dining room, study, kitchen/breakfast room, garage, parking and gardens. In all, approximately 0.46 acre.

EPC Rating: "E" (51). Council Tax Band: "F".

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DESCRIPTION

The property is a detached family home with brick elevations under a slate roof, accommodation over two floors and believed to date from the 1950's. The layout can be seen in the floorplan but of particular note is the large sitting room with three sets of double doors leading to the garden. There are further double doors to the garden from the kitchen/breakfast room and the dining room with a lovely bay window and there's a separate study, downstairs cloakroom and hall. From the hall, stairs rise to the first floor landing, off which are four bedrooms, (all with built in wardrobes), a fifth bedroom (or study) and a family bathroom. The main bedroom has its own en suite shower room. All of the main living accommodation is on the back of the house, overlooking the garden and being elevated and south-west facing, the house is lovely and bright. Outside, the house is approached by a drive with parking for a number of cars and there's an attached single garage. The main garden is to the rear and can be accessed from either side of the house. Predominantly laid to lawn with a variety of mature trees and borders, vegetable garden, the garden is an ideal spot to unwind over the long summer afternoons. There is a timber studio which would make a perfect home office being away from the main house and a useful, open-sided structure with potential for a workshop or second office. In all, the house is in a plot of approximately 0.46 acre.



LOCATION

The property is situated in the sought after village of Steep, just to the north of Petersfield in the heart of The South Downs National Park with Dunning and Bedales just across the road. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in a little over an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band F.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

BROADBAND AVAILABILITY (OFCOM)

Superfast. Download speed: 80Mbps

MOBILE COVERAGE (OFCOM)

Outdoor: Likely. Indoor: Limited.

METHOD OF SALE

The property is offered for sale by private treaty.

RIGHTS OF WAY

There are no public rights of way crossing the Property.

DIRECTIONS

From our office in the High Street turn left at The War Memorial into College Street and then into the one way system. When the road forks, turn left onto Station Road and continue over the level crossing. At the roundabout, take the second exit onto Bell Hill and proceed over the A3 and pass the entrance to Dunhust and Dunannie on your right. Almost immediately after, the road bends to the left and opposite the mirror, turn left. There is a thatched cottage straight ahead of you with the property on its left, behind a high hedge.

WHAT3WORDS

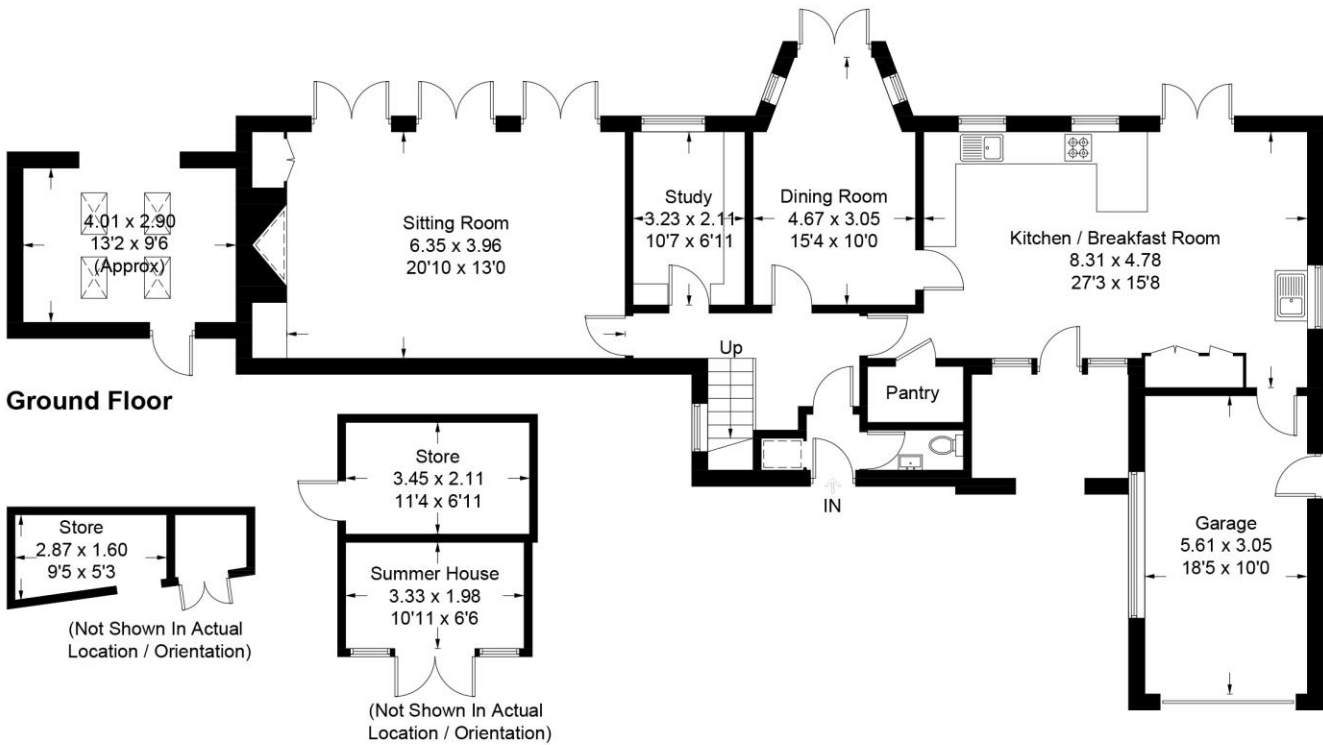
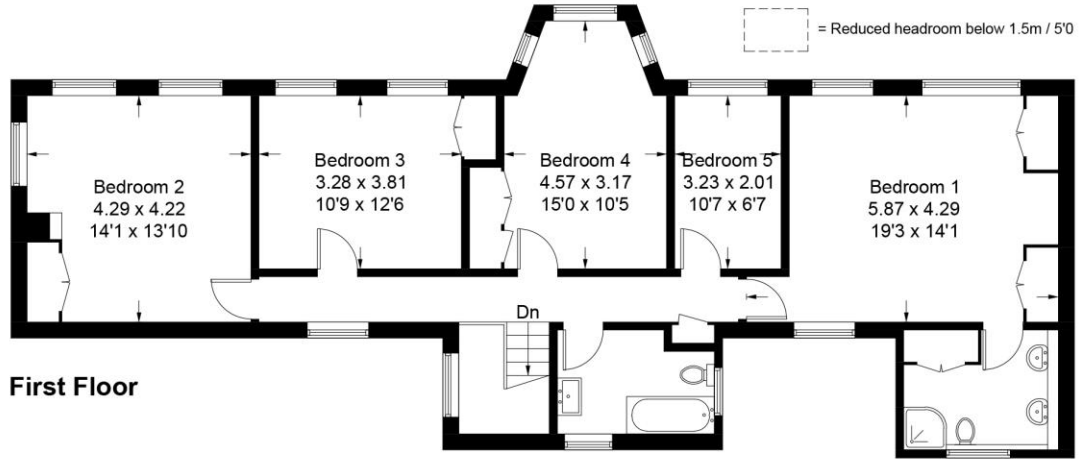
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Approximate Gross Internal Area = 219.9 sq m / 2367 sq ft
Outbuildings = 31.8 sq m / 342 sq ft
Total = 251.7 sq m / 2709 sq ft (Including Garage)



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.

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