



Ridge Common Lane, Steep, Petersfield, GU32

Guide Price: £950,000 Freehold

A detached cottage on the edge of the village of Steep with far reaching south-westerly views over paddocks and rolling hills beyond.

Four bedrooms, en suite bathroom, family bathroom, hall, sitting room, kitchen/dining room, garden and parking.

EPC Rating: "E" (52).

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DESCRIPTION

The property is a pretty detached family home with painted elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is large kitchen/dining room with double doors leading outside. The separate sitting room has a further set of double doors leading outside and a wood burner; an ideal focal point during the winter months. From the hall, stairs rise to the first floor landing, off which are four bedrooms, a family bathroom and there is an en suite bathroom to one of the bedrooms. Outside, the house is approached by a tarmac drive with parking for a number of cars, to the left of which is the garden. The garden is to the front of the house, is mainly laid to lawn and being south-west facing is an ideal spot to unwind during the warmer months. There is a small area to the rear of the house which houses a couple of garden sheds. To summarise, literally all of the main rooms face south-west ensuring lovely, light and airy rooms and an internal viewing is strongly recommended.



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. 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 approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London beyond. 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 Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

Services: Oil fired central heating, mains electricity, water and drainage.

Ref: AB/210090/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

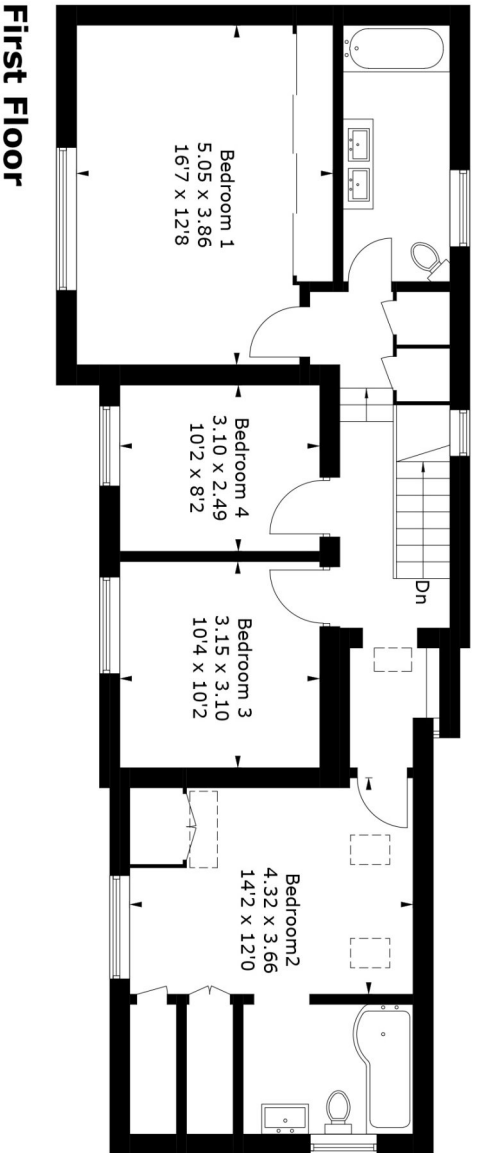
DIRECTIONS

From our office in the High Street turn left at The War Memorial into College Street and then onto the one way system. When the road forks, turn left into Station Road and continue over the level crossing. At the roundabout, take the second exit into Bell Hill and proceed up the hill and over the A3 shortly after you will reach the village of Steep. At the crossroads, turn left into Ridge Common Lane and the drive to the property is situated after a short distance on your right.

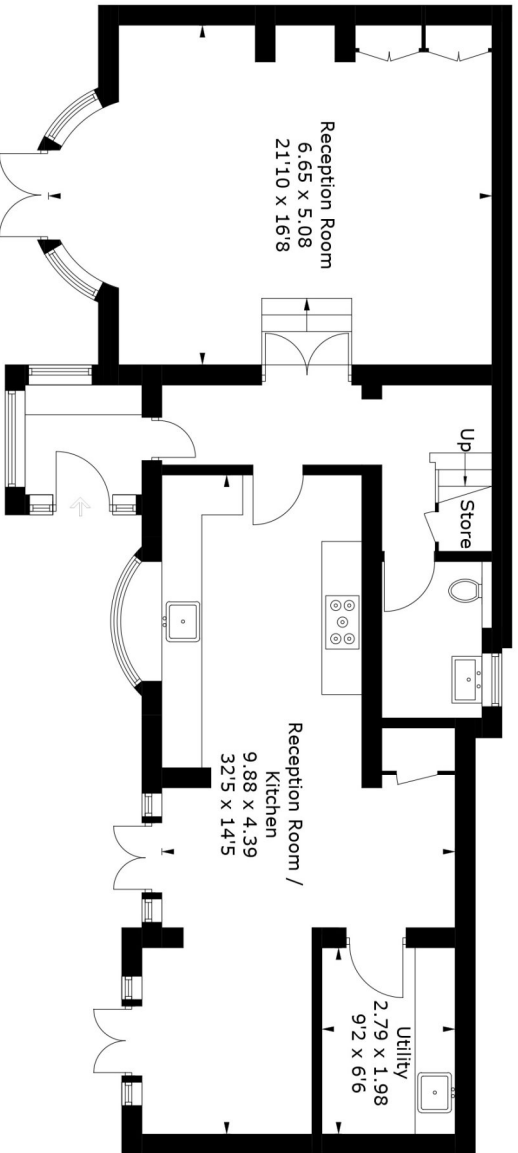


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Approximate Gross Internal Area = 170.5 sq m / 1835 sq ft
 Outbuildings = 7.4 sq m / 80 sq ft
 Total = 177.9 sq m / 1915 sq ft



(Not Shown In Actual Location / Orientation)



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PRODUCED FOR HOMES 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. (ID?????)

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