



Steep, Petersfield, Hampshire, GU32

Guide Price: £1,150,000 *Freehold*

5  3  2 

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

KEY FEATURES

- Detached family home in an elevated position
- Five bedrooms
- Practical and well-proportioned accommodation
- South-west facing gardens
- 1 mile from Petersfield Station
- In close proximity to Bedales School
- Approximately 0.46 acre



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...



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, over-looking 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.

ACCOMMODATION

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.

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 Dunnie 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.

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.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick elevations under a slate roof.

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

Council Tax: East Hampshire District Council. Band "F"

Service Charge: N/A.

Ground Rent: N/A.

Rights & Easements: There are no public rights of way crossing the property.

Flooding: The property has not flooded during our client's ownership.

Mobile Signal: Likely (Ofcom).

Broadband Availability: Superfast available (Ofcom).

Parking: Garage and off-street parking.

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///clutter.roaring.lamppost.

Ref: AB/130048/1

Agent note: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

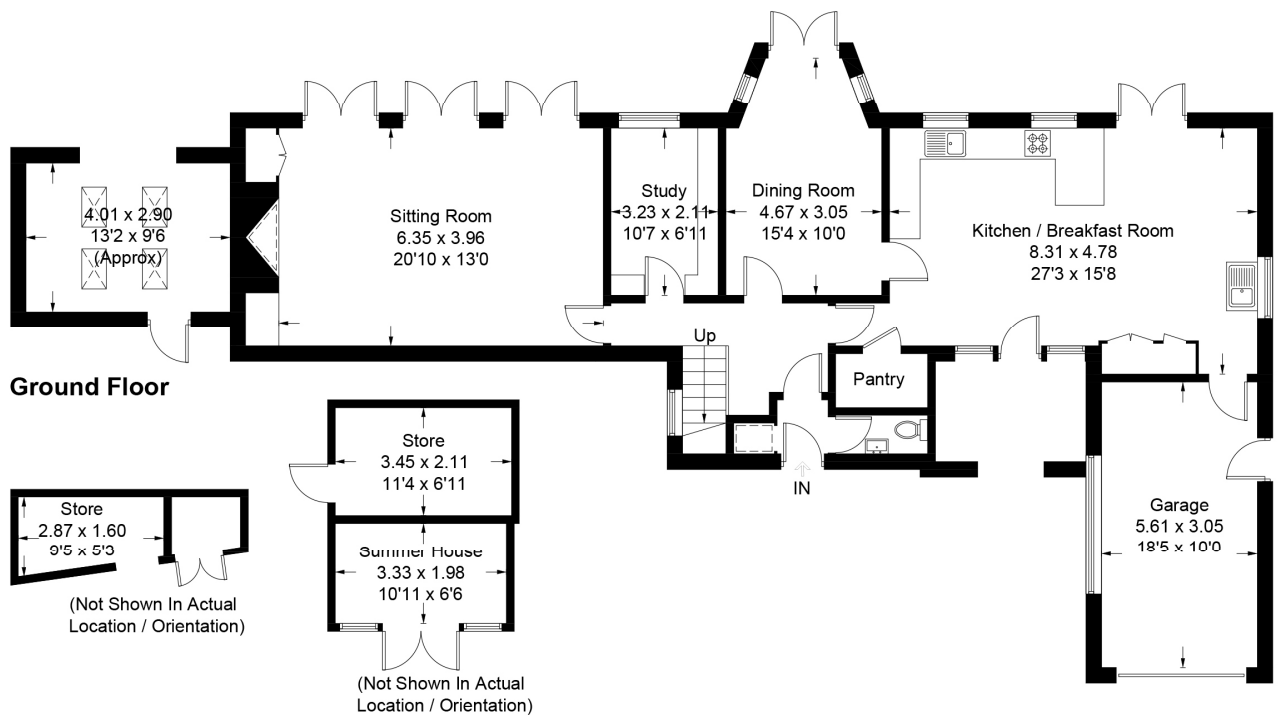
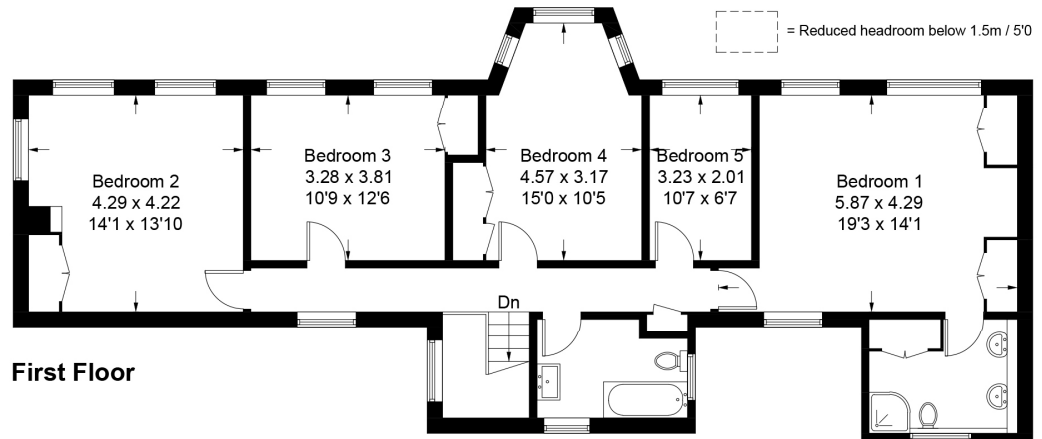
for every step...

Steep, Petersfield, GU32

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.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...