

Church Road, Steep, Petersfield, Hampshire, GU32

4 3 2

Guide Price: £1,000,000 *Freehold*

A detached family house situated in grounds of approximately 0.531 acre, in close proximity to Bedales School.

KEY FEATURES

- Detached family home
- Close proximity to Bedales School
- Requires general updating throughout
- Gardens and grounds in approximately 0.531 acre
- Garage, workshop and outbuilding
- No onward chain





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DESCRIPTION

A charming, detached family home of considerable character and history, believed to have once been the residence of the well-known poet Thomas Sturge Moore. The property is of predominantly brick elevations beneath a tiled roof, with well-proportioned accommodation arranged over two floors. Retaining plenty of character and charm, the house has clearly been a much-loved home over the years, although it would now benefit from a programme of general modernisation and updating, offering an excellent opportunity for a new owner to personalise and enhance the property to their own taste. Outside, the property benefits from gardens extending to the front, sides and rear, with the generous rear garden being a particular feature. Predominantly laid to lawn and enjoying a mature, established setting, the garden is interspersed with a variety of trees, shrubs and established planting, providing a good degree of greenery and privacy. At the far end, a gate opens onto a small, unfenced paddock area to the eastern side, adjoining a neighbouring parcel of land and offering an additional area of outdoor space. To the front, a driveway provides off-road parking and leads to a single garage. In addition, there is a useful workshop and a separate brick-built outbuilding, offering further storage and scope for a variety of uses.

ACCOMMODATION

Entrance hall, living room, sitting room/office, kitchen/breakfast room, dining room, utility, bootroom/downstairs toilet, consevatory/lean to, principal bedroom with en-suite bathroom, three further double bedrooms, family bathroom, garage, workshop, outbuilding, gardens and small paddock. In all, approximately 0.531 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. 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, (approximately 1.4 miles away) 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 Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School. Steep has a strong sense of community and benefits from two pubs, (both within walking distance), a tennis club, cricket club, active village hall and popular primary 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. On reaching the first set of crossroads, turn right into Church Road and and the drive for the property is after approximately 150 metres on your left.

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MATERIAL INFORMATION

Method of Sale: Private treaty
Tenure: Freehold
Construction: Largely brick elevations under a tiled roof.
Services: Mains electricity, water and drainage.
Council Tax: East Hampshire District Council. Band: "G"
EPC Rating: "E" (43)
Service Charge: N/A
Ground Rent: N/A
Rights & Easements: None known
Mobile Signal: EE: Variable in-home and good outdoor. O2 and Three: Good outdoor. Vodafone: Variable outdoor.
Broadband Availability: Superfast available (Ofcom)
Parking: There is off-street parking and a garage.
Viewings: Strictly by appointment with Winkworth Petersfield
What3words: ///thickened.spotty.economics
Ref: AB/220139

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.









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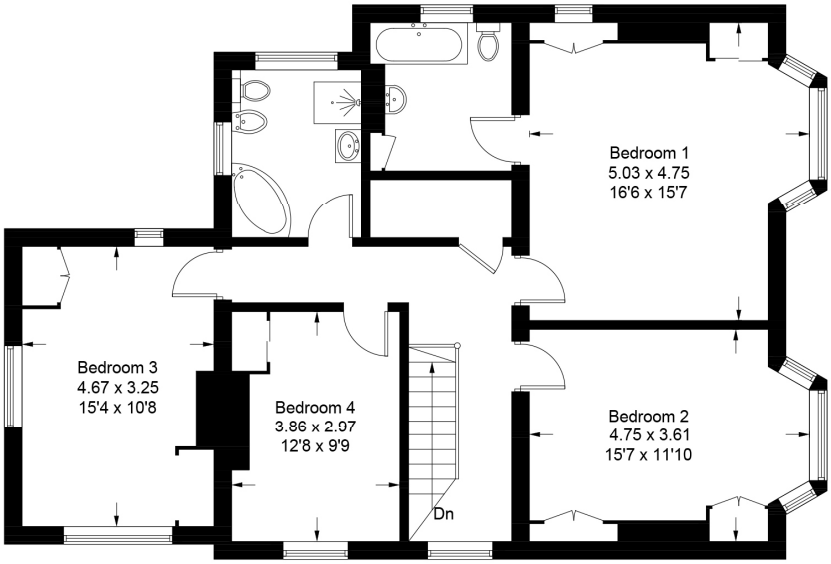
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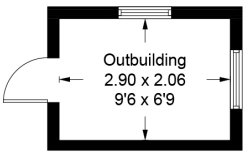
Approximate Gross Internal Area = 212.5 sq m / 2287 sq ft
Outbuilding / Garage = 53.0 sq m / 570 sq ft
Total = 265.5 sq m / 2857 sq ft

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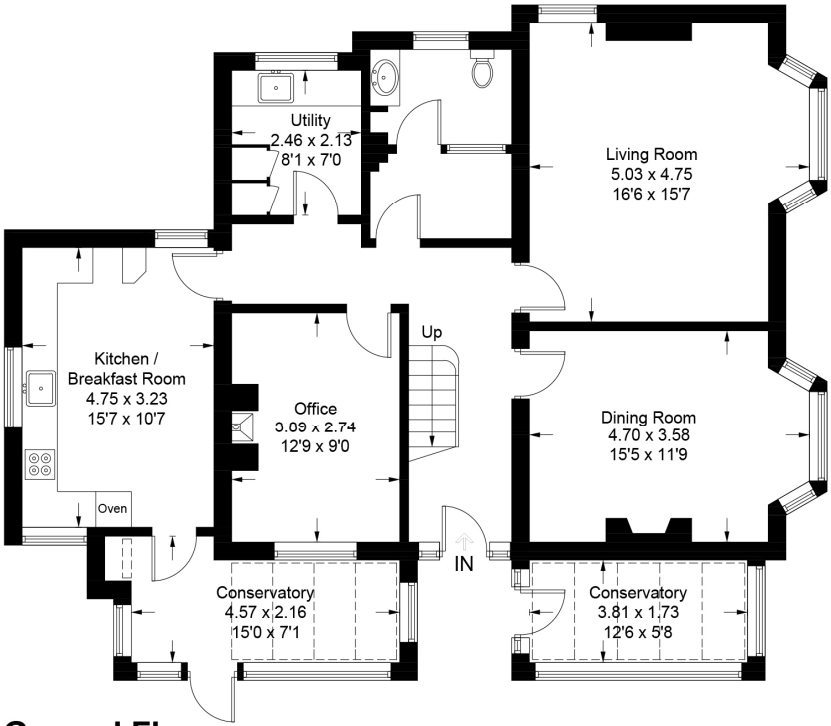
= Reduced headroom below 1.5m / 5'0



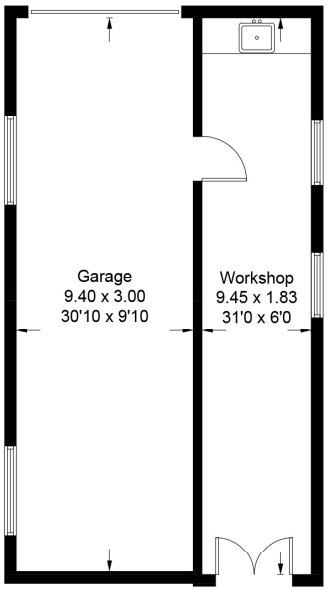
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

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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 2026.

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