



Stoner Hill, Steep, Petersfield, Hampshire, GU32

Guide Price: £1,850,000 Freehold

A substantial detached family house with a tennis court in the popular village of Steep.

House: Main bedroom with ensuite shower room, 5 further bedrooms, 2 family bathrooms, 6 reception rooms, kitchen/breakfast room, utility room, boot room, 2 downstairs cloakrooms with WC, gardens with tennis court and parking. In all, approximately 1.1 acres.

EPC Rating: "C" (72).

Annexe: Reception room with kitchen area, bedroom, shower room and utility room.

EPC Rating: "E" (51).

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DESCRIPTION

The property is an extended lodge house in the popular village of Steep with brick and part tile-hung elevations under a tiled roof, accommodation over three floors and believed to originally date from about 1850. The deceptively spacious layout can be seen in the floorplan but of particular note is the wonderful reception space which seems to never end! Outside, the house is approached by a tarmac drive leading to a parking area. The gardens, mainly on the east and south sides of the house, are predominantly laid to lawn with a variety of mature borders, shrubs, trees and hedging. The garden is enclosed; perfect for containing dogs (or children!). Situated towards the south-east corner of the plot is a tennis court. There is a detached studio or annexe, which would make an ideal home office or accommodation to house relatives for a lengthy period of time. In all, the house amounts to 4,160 sq. ft. of accommodation plus an additional 460 sq. ft. in the studio and lies in a plot of approximately 1.1 acres. An internal viewing is strongly recommended.



LOCATION

The property is situated in the village of Steep, in the heart of The South Downs National Park. Petersfield lies approximately 1.5 miles to the south and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafés, 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. 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: Mains water, drainage and electricity. LPG central heating.

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 into the one-way system. When the road forks bear left into Station Road, continue over the level crossing and at the roundabout take the second exit into Bell Hill. Proceed up the hill passing the Cricketers Inn on the right and the property is situated on your right, almost immediately after Hayes Cottages, which is also on your right.

Ref: AB/230164/1



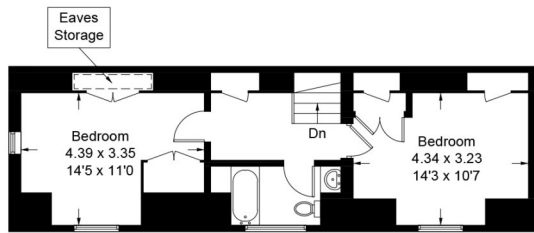
Stoner Hill, GU32

Approximate Gross Internal Area = 386.5 sq m / 4160 sq ft

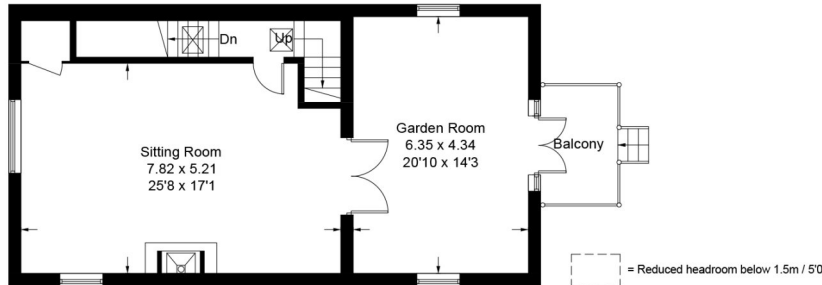
Annexe = 42.7 sq m / 460 sq ft

Shed = 7.8 sq m / 84 sq ft

Total = 437.0 sq m / 4704 sq ft



Second Floor



First Floor



Ground Floor

Annexe

(Not Shown In Actual Location / Orientation)

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 Emzoo Marketing 2023.

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