



Ashford Chace, Ashford Lane, Steep, Petersfield, Hampshire, GU32

Offers over £475,000 Share of Freehold

A delightful top floor apartment in a Grade II listed country house, sitting in approximately 6 acres of stunning gardens and grounds.

Two bedrooms, sitting room, kitchen/dining room, bathroom, communal gardens, off street parking.

EPC Rating: N/A.

Winkworth

for every step...

[winkworth.co.uk/Petersfield](https://www.winkworth.co.uk/Petersfield) 01730 267274



DESCRIPTION

A delightful top floor, two bedroom apartment forming part of a very attractive Grade II listed country house. A principal feature of the property are the stunning grounds of approximately 6 acres. These include formal lawns, water gardens with streams and waterfalls, walled garden and croquet lawn. The apartment is accessed from a communal hallway on the ground floor into a private internal staircase leading up to the accommodation comprising, two bedrooms, sitting room, kitchen/dining room and bathroom. From the ground floor there is also access to a private cellar. The property enjoys wonderful views over the gardens and The Hangers. A central courtyard provides off street parking.



LOCATION

The property is situated towards the fringes of Steep, in the heart of The South Downs National Park. Petersfield lies approximately 2 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, 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. 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, private drainage, mains electricity and water.

Ref: MD/230033/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

LEASE DETAILS

999 years from 1st January 1999

SERVICE CHARGE

£3,598 per annum (2023)

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 as you leave the village, bear right down Ashford Lane. Proceed down the lane and after a sharp right hand bend the entrance to Ashford Chace will be seen on right hand side.

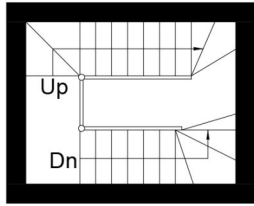


Ashford Chace, GU32

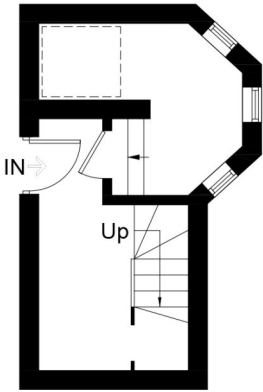
Approximate Gross Internal Area = 140.7 sq m / 1514 sq ft



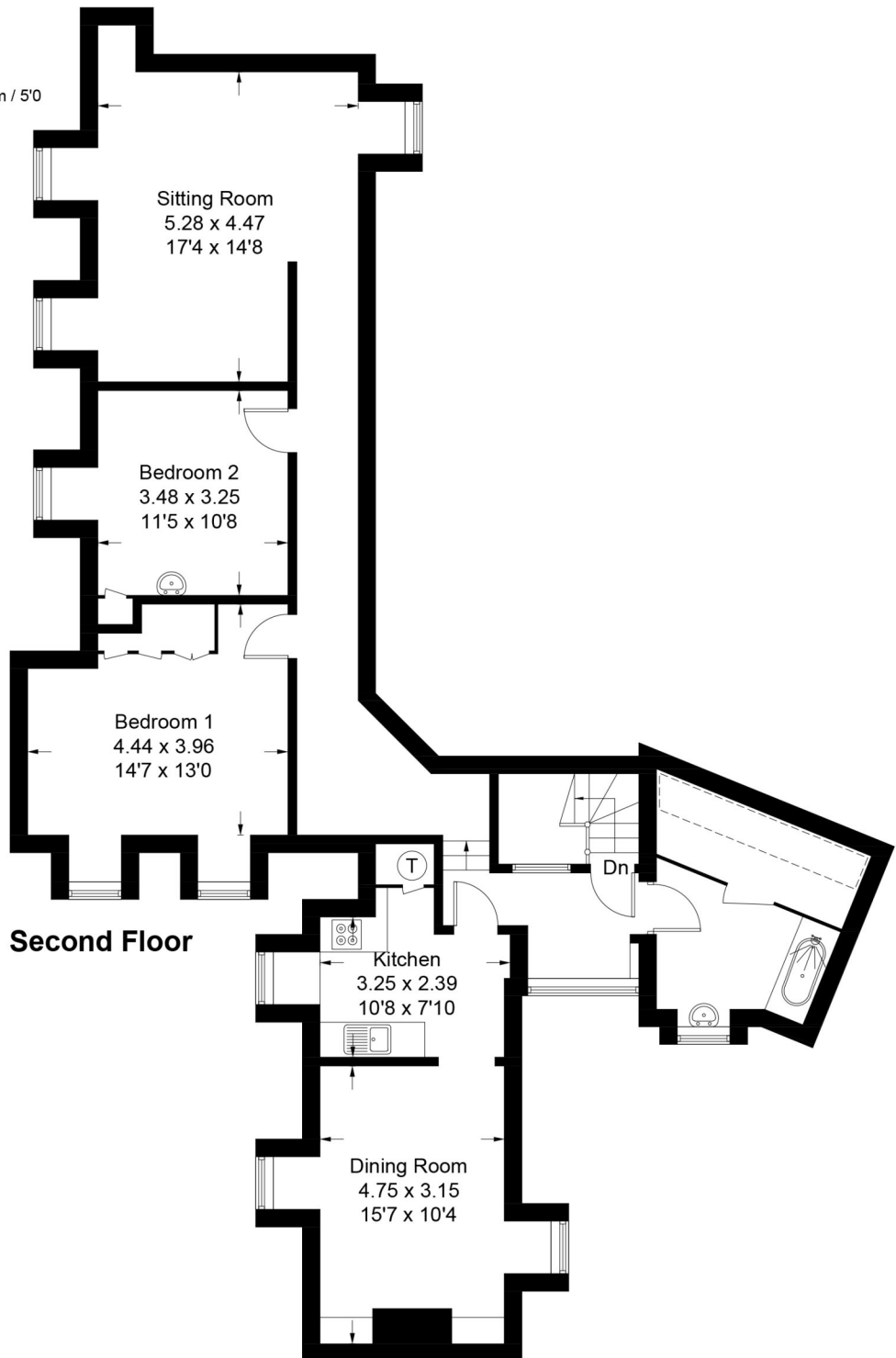
 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



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 2023.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.