



## Ashford Lane, Steep, Petersfield, Hampshire, GU32

Guide Price: £1,750,000 Freehold

A modern detached country house situated down a country lane at the base of the Ashford Hangers in grounds of approximately 2.39 acres, backing and siding onto farmland.

Main bedroom with ensuite bathroom and dressing room, 3 further bedrooms, family bathroom, shower room, drawing room, dining room, study, kitchen/breakfast room, garage and detached studio.

In all, approximately 2.39 acres.

EPC Rating: "E" (45).

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## DESCRIPTION

An individual detached family house with scope to alter and extend, subject to Planning Permission. Situated in a quiet spot down a country lane at the foot of the Ashford Hangers towards the fringes of Steep, the property sits in gardens and grounds of approximately 2.39 acres. The floorplan denotes the layout of the property and, as you can see, the rooms are well proportioned. Believed to be built in the 1960's, the house has large windows and an abundance of light. Outside, the house is approached by a long drive leading to a parking area and the integral garage. The gardens are mainly laid to lawn with established hedging and borders, an enclosed vegetable garden with greenhouse, and separate wooden garden machinery store. Immediately adjoining the west side of the house is a recently landscaped terrace and being west facing is an ideal spot for outside entertaining during the long summer afternoons. In the far corner of the garden, the current owners have extended an old detached pump room into a fantastic home-office or studio with parking area, large storage shed and separate drive and entrance. There is a former walled kitchen garden and again, subject to the usual Planning Permissions, there may be the possibility of further development. All in all, the house is situated in an idyllic rural, yet accessible position and an internal viewing is strongly recommended.



## 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: AB/180188/2

## 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 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 the drive for the property is situated after a few hundred metres on the left-hand side.



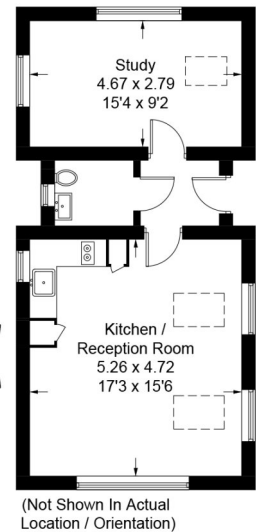
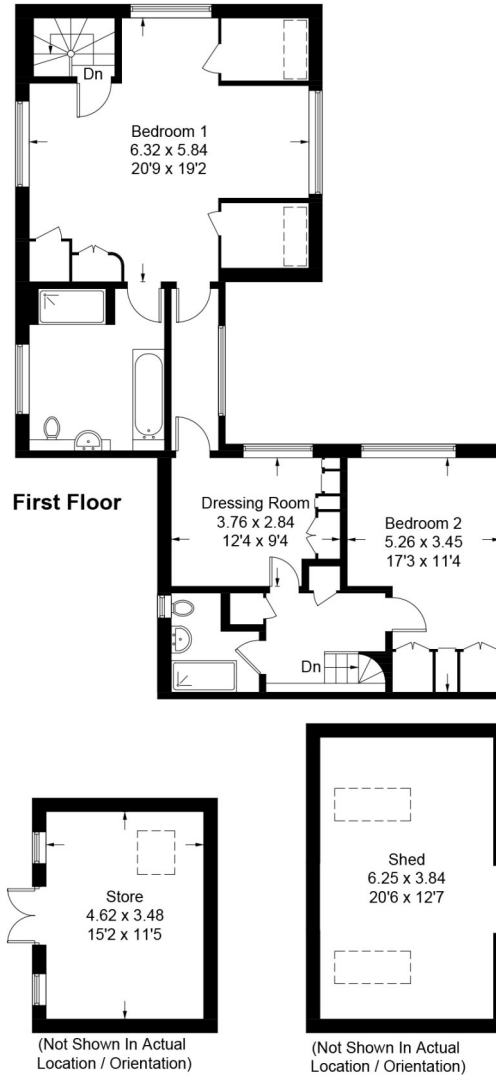
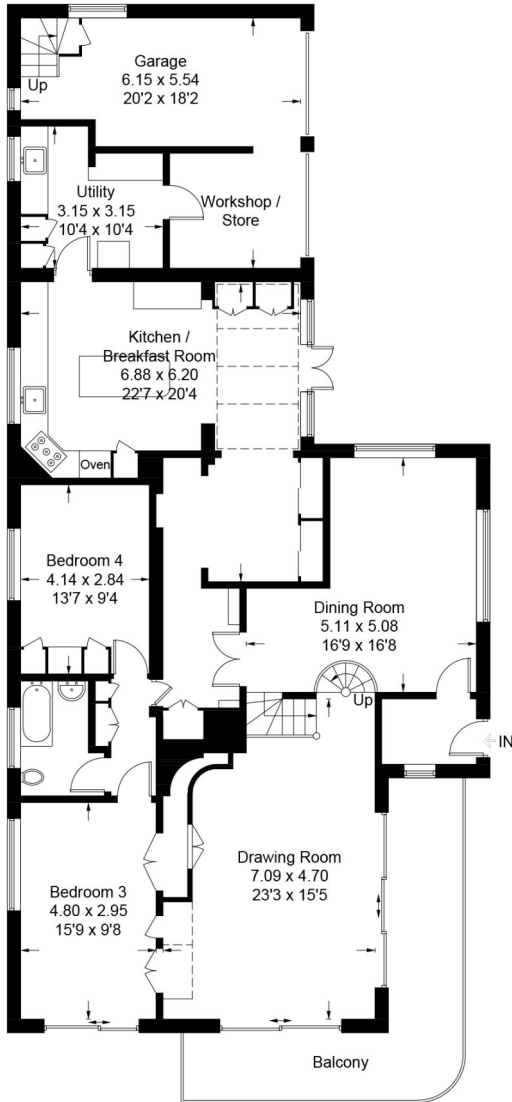
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Approximate Gross Internal Area = 264 sq m / 2842 sq ft

Studio = 45.4 sq m / 489 sq ft

Outbuilding = 40.6 sq m / 437 sq ft

Total = 350.0 sq m / 3768 sq ft



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.

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