



## The Island, Steep, Hampshire, GU32

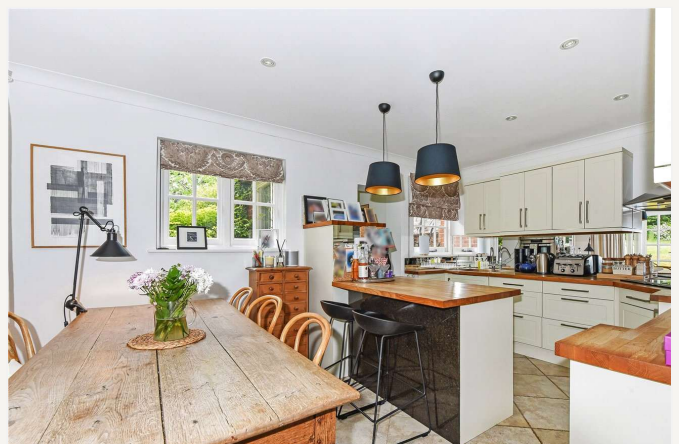
Guide Price £795,000 *Freehold*



The property is a charming three bedroom attached cottage situated on the highly sought-after, private 'Island' estate in Steep within close proximity to Bedales school.

### KEY FEATURES

- Attached period cottage
- Situated on the private 'Island' estate
- Beautifully presented throughout
- Close proximity to Bedales and Petersfield Train Station
- Driveway parking for a number of cars and off-site single garage
- Planning granted for a single storey extension
- No onward chain



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### DESCRIPTION

The property is a charming three bedroom attached cottage situated on the highly sought-after, private 'Island' estate in Steep. With brick and part tile-hung elevations under a tiled roof, accommodation is over two floors and the layout can be seen in the floorplan. The property has planning permission for the demolition of small single storey wing of existing dwelling and erection of single storey side extension which is valid until July 2026 (plans available upon request). Internally, of particular note is the light-filled, dual aspect reception room with wooden flooring and a log burner. The modern kitchen/breakfast room has double doors that lead out to a patio area with a wonderful outlook over the garden and there is a separate utility room off the kitchen providing additional storage. Completing the ground floor is a spacious entrance hall and a downstairs WC/cloakroom. Stairs rise from the hall to a landing, off which are three bedrooms and a family bathroom. The principal bedroom has its own en-suite shower room and a large built-in wardrobe. Outside, the gardens are predominantly laid to lawn with a variety of mature borders and shrubs. A gravel driveway approaches the property and offers parking for a number of vehicles and there is a single garage in a block off-site.

### ACCOMMODATION

Entrance hall, reception room, kitchen/breakfast room, utility, downstairs WC/cloakroom, principal bedroom with en-suite shower room, two further bedrooms and family bathroom. Ample driveway parking and gardens to the front, side and rear.

### LOCATION

The property is situated in an exclusive private development known locally as the 'Island' which is made up of just 21 properties. It offers pleasant views and private woodland exclusive to the estate residence and lies a short distance away from Bedales, Steep Primary School and the main line railway station in Petersfield. The sought-after village of Steep is well known for its association with the World War One poet, Edward Thomas and its attractive ancient church. It is situated just 1.5 miles 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 provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south and 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.

### 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, The Island is on the right immediately before the turning to Ashford Lane. Upon entering Island, the property is the first house on your left-hand side.

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## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

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

**Council Tax:** East Hampshire District Council. Band: "E"

**EPC Rating:** "E" (52)

**Residents Association Fee:** £360.00 per annum (2024/25)

**Ground Rent:** N/A

**Rights & Easements:** None known

**Flooding:** To the best of our knowledge, the property has never flooded

**Mobile Signal:** Limited (Ofcom)

**Broadband Availability:** Ultrafast (Ofcom)

**Parking:** Gravel driveway with parking for a number of cars

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** ///muffin.wand.monk

**Ref:** HW/250100/1



### Important Notice

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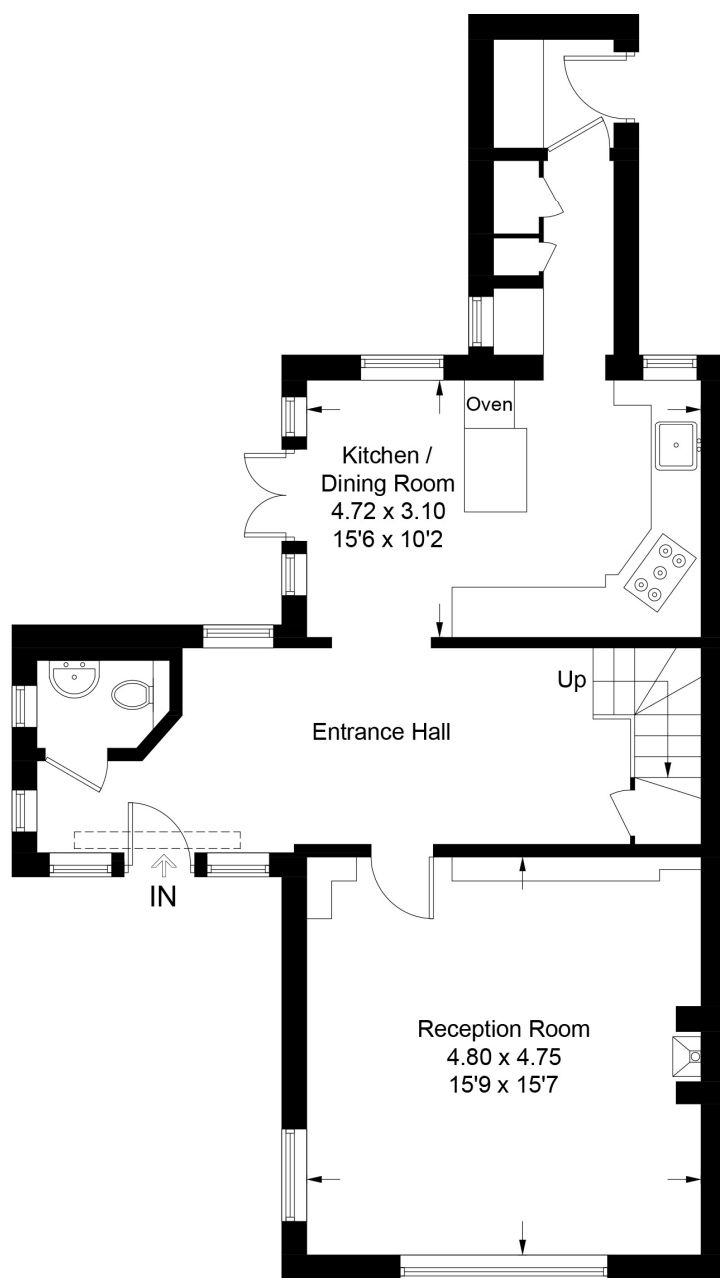
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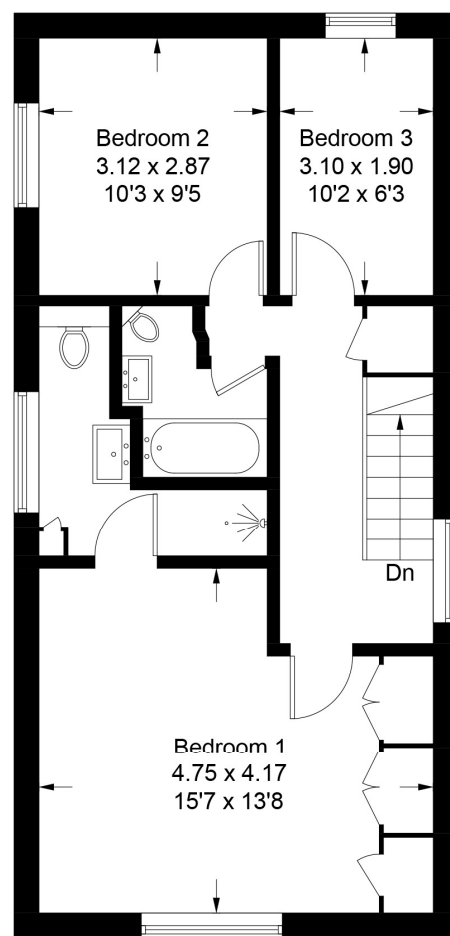
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# The Island, GU32

Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft



**Ground Floor**



**First 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 2025.

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