



Island, Steep, Petersfield, Hampshire, GU32

Guide Price: £1,500,000 Freehold

A detached family house on a private estate with gardens and grounds of approximately 0.89 acre.

Master bedroom with ensuite shower room, four further bedrooms, family bathroom, sitting room, snug, dining room, games room, kitchen/breakfast room, utility room, hall, double garage, parking and gardens.

In all, approximately 0.89 acre.

EPC Rating: "D" (63).

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DESCRIPTION

The property is a detached family home with brick and part tile-hung elevations under a tiled roof and accommodation over two floors. The owners had the house built in 1979 and you can see why they have lived there for so long; with large windows and well-proportioned rooms, light flows through the accommodation. The layout can be seen in the floorplan but of particular note is the large triple aspect sitting room with an open fire and sliding doors leading out to a terrace. There is a large games room which would make a fantastic home office, a modern kitchen, separate dining room and snug or study. From the hall, stairs rise to the first floor landing off which are five bedrooms and a family bathroom. All of the bedrooms have built-in storage and the main bedroom has its own ensuite shower room. The house is approached by a long drive through the front garden leading to a parking area and a detached double garage. The house sits centrally in the plot with large areas of lawn to the north and south and the garden is mainly enclosed by mature hedging.



LOCATION

The property is situated in an exclusive private development of just 21 homes in the sought after village of Steep, well known for its association with the World War One poet, Edward Thomas and its attractive ancient church and is yet, 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. Please note that there is a maintenance charge for the Island Residents Association Limited (that will fluctuate) which was £350 for the financial year ending 30th September 2021.

Services: Oil fired central heating, private drainage, mains electricity and water.

Ref: AB/180173/2.

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, The Island is on the right immediately before the right hand turn to Ashford Lane. On entering Island, the property is the eighth drive on your left.




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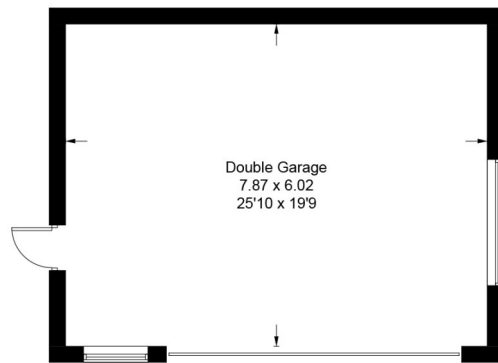
Approximate Gross Internal Area = 245.6 sq m / 2644 sq ft

Double Garage = 47.2 sq m / 508 sq ft

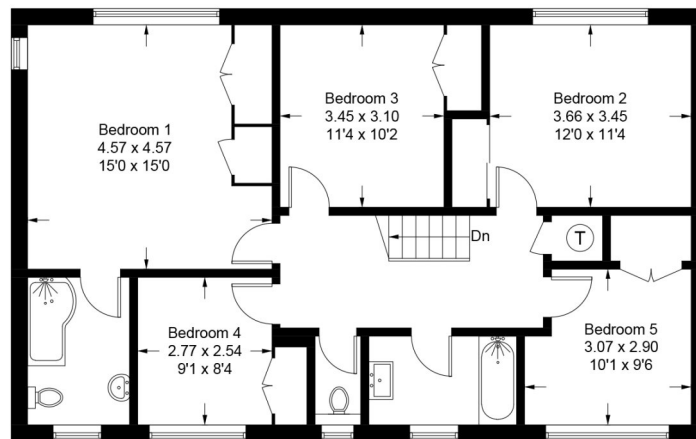
Total = 292.8 sq m / 3152 sq ft



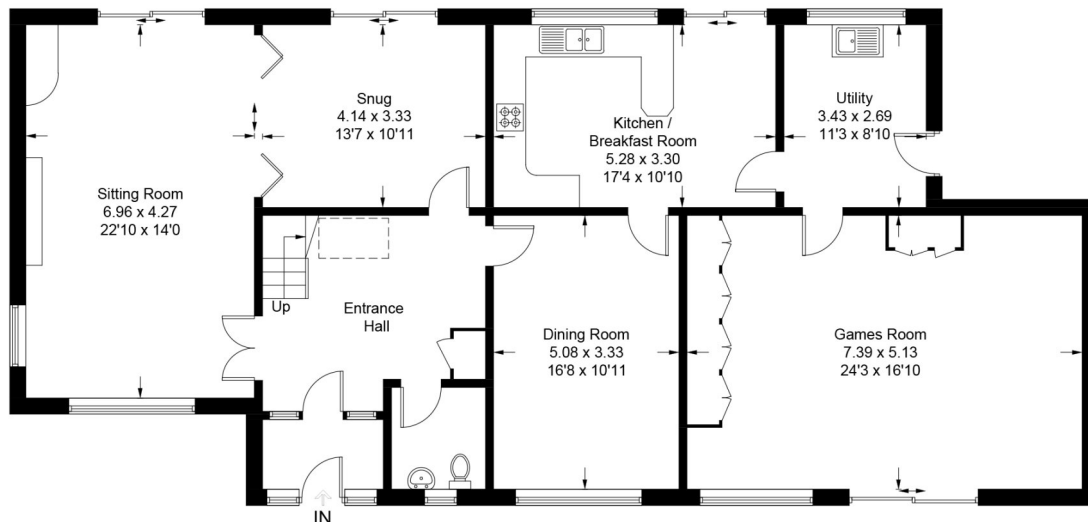
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



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 2022.

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