



Steep Marsh, Petersfield, Hampshire, GU32

Guide Price: £750,000 Freehold

A converted oast house in a charming semi-rural location with a courtyard garden, double garage and parking.

Master bedroom with en suite bathroom and separate shower, guest bedroom, family bathroom, bedroom 3, study, sitting room with dining area, kitchen, downstairs cloakroom with WC, hall, courtyard garden, double garage and parking.

EPC Rating: "D" (55).

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DESCRIPTION

The property is a central portion of a converted oast house with clad elevations and accommodation over three floors. With a wealth of period features including exposed timbers, the property oozes charm and character and an internal viewing is strongly recommended. Of particular note is the tremendous sitting room with a wood burner, dining area and a door leading outside. The kitchen is fitted with matching floor and wall mounted units and there is a downstairs cloakroom with WC. From the hall, stairs rise to the first floor landing off which is a master bedroom with en suite bathroom and separate shower, a guest bedroom and family bathroom. Stairs continue to the top floor where there is a bedroom and study (or occasional bedroom). All of the bedrooms have built-in wardrobes. Outside, the front of the house is approached by a path flanked by an area of open lawn, mature trees and borders leading to the front door. To the rear of the house and accessed through the sitting room is a courtyard garden. Fully enclosed by walls and a rear fence the garden is paved, requires minimal maintenance and being west facing, is a fantastic sun trap during the long summer afternoons. To the right of the houses is an attached double garage with a large storage above, in front of which is a parking area for three cars.



LOCATION

The property is situated towards the edge of the hamlet of Steep Marsh, a little over one mile from the popular villages of both Sheet and Steep, where collectively there are four pubs, two village schools and two churches. Petersfield lies approximately two miles to the south-west where there are more extensive 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 a little over 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. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its unspoilt landscapes and outdoor pursuits. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

Services: Mains electricity, water and drainage. LPG central heating.

Ref: AB/210070/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

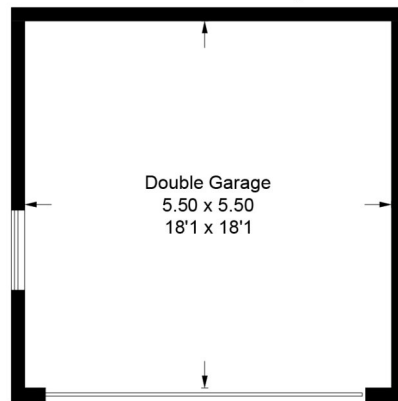
DIRECTIONS

From Petersfield town centre, proceed up Rams Hill, passing Churcher's College on your right. At the roundabout, take the second exit towards Midhurst and as you proceed down the hill, take the first turning on the left into Inmans Lane. Continue up the lane, passing the village green and church on your right and proceed under the railway bridge and A3 dual carriageway. On entering the centre of Steep Marsh with a turning to the right, follow the road around to the left and the property is situated after a short distance on your left.



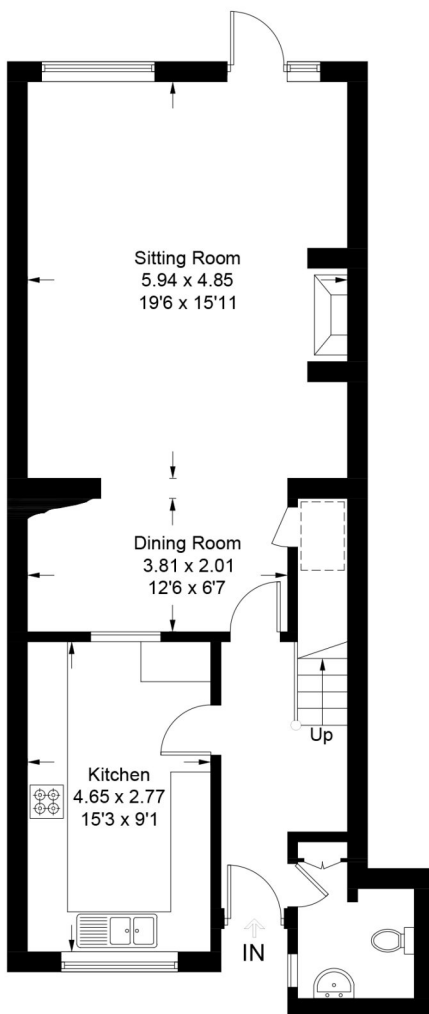
Steep Marsh, GU32

Approximate Gross Internal Area = 164.1 sq m / 1766 sq ft
 Double Garage = 30.2 sq m / 325 sq ft
 Total = 194.3 sq m / 2091 sq ft

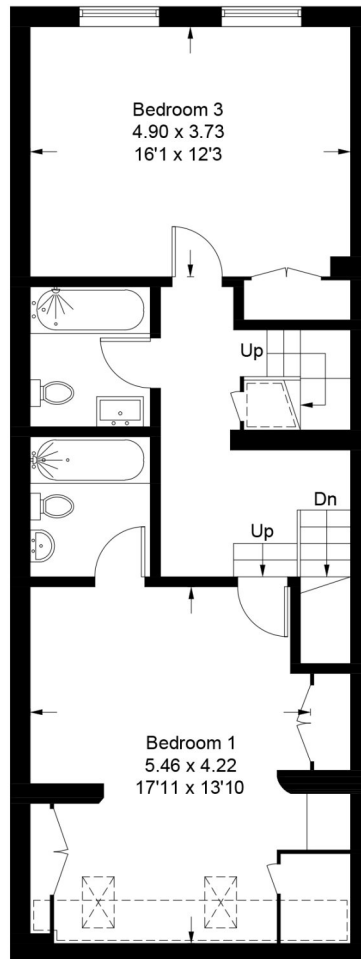


= Reduced headroom below 1.5m / 5'0

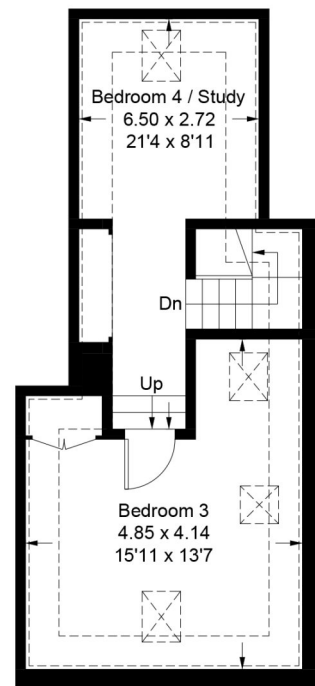
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

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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 2021.

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