



THE
COUNTRY
HOUSE
COMPANY
Sales | Lettings | Management

Steep, Petersfield, Hampshire

Set back from the lane and accessed via a pedestrian footpath this attractive, 3 bedroom semi-detached property is light and airy throughout with character features and the benefit of a superb countryside outlook.



Mileages (approximate)

Petersfield – 2 miles
Winchester – 20 miles
Guildford – 26 miles

Summary of Accommodation

Ground Floor

Entrance Hall
Sitting Room
Study
Kitchen/Breakfast Room
Garden Room
Cloakroom

First Floor

Three Bedrooms
Family Bathroom

Outside

Timber Studio

Description

This delightful home is nestled within pretty gardens and benefits from well-appointed accommodation arranged over two floors.

On the ground floor is a lovely dual aspect sitting room with fireplace and log burning stove, a study, a cloakroom and kitchen/breakfast room which opens to the part glazed and vaulted garden room.

Upstairs, on the first floor, are 3 good sized bedrooms and a family bathroom.



Outside

The property is approached via a shared pedestrian footpath from the lane and private gate.

The gardens are a particular feature and surround the house, offering a good degree of privacy. There is a timber framed studio, which is ideal for recreational use, and large areas of lawn interspersed with mature shrubs and tree specimens.

To the rear the garden borders countryside, affording glorious views.

Situation

Steep is a highly sought-after village approximately 2 miles from Petersfield and is probably best known as the home of Bedales

School.

There is a village hall, a public house, thriving primary school, tennis and cricket clubs.

Petersfield has a comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in just over an hour.

The area offers an excellent range of schools including Bedales as already mentioned, Churchers College, Ditcham Park and in the state sector The Petersfield School (TPS) and Bohunt.

The A3 at Petersfield provides links to the M27/M3 and beyond, whilst the larger centres

of Winchester, Guildford and Chichester are all within a reasonable driving distance.

Local bridleways and footpaths are in abundance including the South Downs Way, Hangers Way and Sussex Border Path. For Sailing enthusiasts, the South Coast with its numerous harbours is also nearby.

Services: Mains electricity and water. Private drainage and electric central heating

Local Authority: East Hants Council

Tenure: Freehold.

Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by

inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2020. Interior photos 2020



TOTAL APPROX. FLOOR AREA 1044 SQ.FT (97 SQ.M)
STUDIO 116 SQ.FT (10.8 SQ.M)
TOTAL 1160 SQ.FT (107.8 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
floorplansUsketch 2020 (ID 641204)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(67-81) B	
(69-80) C		(50-66) C	
(55-68) D		(35-49) D	
(39-54) E		(21-34) E	
(21-38) F		(9-20) F	23 23
(1-20) G		(1-8) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	



The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

