

## Steep Mill Lane, Steep, Petersfield

A stylish detached 5 bedroom property, set within superb private mature gardens with triple garage, stable block and enviable views.



### Mileages (approximate)

Petersfield – 2.66 miles

Winchester – 20 miles

Guildford – 26 miles

### Summary of Accommodation

Entrance Vestibule

Drawing Room

Sitting Room

Kitchen/Dining Room

Snug

Utility and Cloakroom

Master Bedroom Suite

Guest Bedroom with ensuite Shower Room

Three Further Bedrooms

Family Bathroom

Triple Car Garage

Stable Block with previous Planning permission granted for conversion to ancillary accommodation (now lapsed)

Plot size approaching 1/2 acre

### Description

This superb home has been the subject of extensive and sympathetic refurbishment over the years by the current owners and benefits from a comfortable arrangement of accommodation with some interesting and period features



throughout to include circular master bedroom and snug, fireplaces and exposed timbers. On the ground floor there is a spacious kitchen/dining room with island unit and double doors to the garden, elegant drawing room, sitting room and snug each with fireplace, utility and cloakroom. The first floor has five bedrooms, including the master bedroom suite, a guest bedroom with ensuite facilities, three further bedrooms and family bathroom.

### Outside

The property is situated within attractive and private mature landscaped grounds which include areas of lawn flanked by well stocked perennial borders. There is ample private parking for several vehicles and a triple garage block. In addition, there is a stable block which previously had planning permission for conversion to ancillary accommodation.

### Situation

Steep is a highly sought-after village just under 3 miles from Petersfield and is probably best known as the home of Bedales School. Apart from Bedales, the village has a 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 good regional transport links to the M3/M25 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 air source heat pump.

**Local Authority:** East Hampshire

**Tenure and Possession:** The property is offered for sale Freehold.

**Council Tax:** Band G

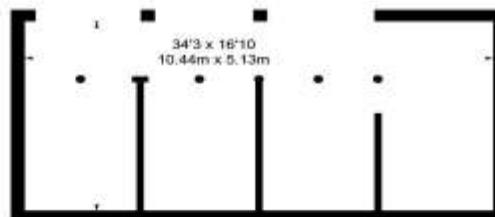
**Viewing:** Strictly by appointment with The Country House Company. Tel; 02392 633026

Email: sales@countryhousecompany.co.uk



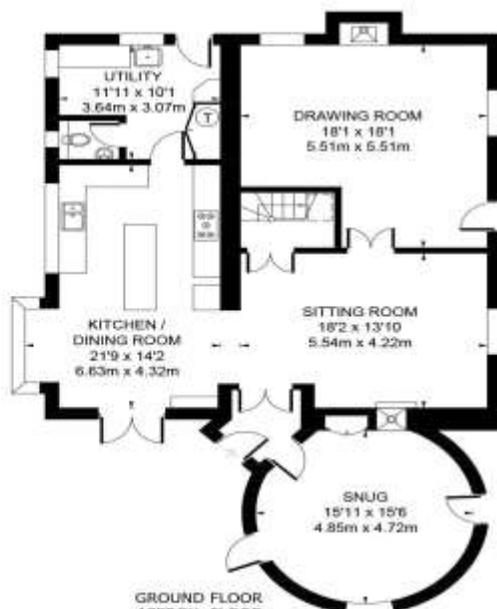


☐ = REDUCED HEADROOM BELOW 1.8M / 6'0"

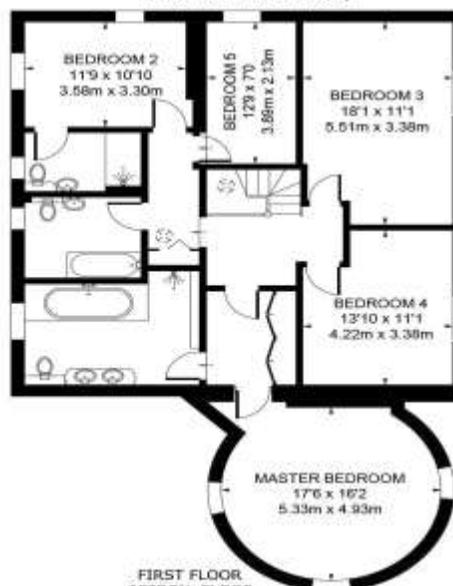


STABLE BLOCK  
APPROX. FLOOR  
AREA 579 SQ.FT  
(53.8 SQ.M)

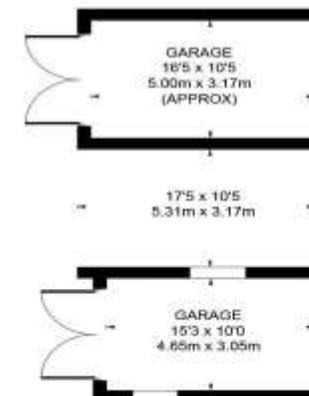
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1283 SQ.FT  
(119.2 SQ.M)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1245 SQ.FT  
(115.7 SQ.M)



GARAGES  
APPROX. FLOOR  
AREA 333 SQ.FT  
(30.9 SQ.M)  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

MAIN HOUSE APPROX. FLOOR AREA 2528 SQ.FT (234.9 SQ.M)  
STABLE BLOCKS APPROX. FLOOR AREA 579 SQ.FT (53.8 SQ.M)  
GARAGES APPROX. FLOOR AREA 333 SQ.FT (30.9 SQ.M)  
TOTAL APPROX. FLOOR AREA 3440 SQ.FT (319.6 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 2019 (ID 511198)

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