

STEEP MARSH
NR PETERSFIELD



STEEP MARSH, NR PETERSFIELD

A stunning, Grade II Listed farmhouse with self-contained annexe, stables and approximately 3 acres of grounds situated in the glorious countryside of the South Downs National Park within easy access of the A3 and approximately 2.7 miles from Petersfield which has train services to London.

MAIN HOUSE

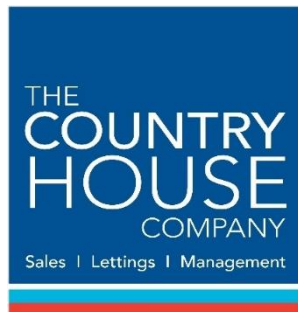
KITCHEN/BREAKFAST ROOM, SITTING ROOM, DINING ROOM, STUDY, CONSERVATORY, UTILITY, CLOAKROOM, SHOWER ROOM, CELLAR, 4 BEDROOMS, FAMILY BATHROOM

ANNEXE

KITCHEN, SHOWER ROOM, SITTING/BEDROOM, DECKED TERRACE, DOUBLE CARPORT & STORE

OUTBUILDINGS

STABLE BLOCK, FIELD SHELTER, GREENHOUSE, LOG STORE



The Country House Company

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Main House

This elegant home offers a good arrangement of living space and has been the subject of sympathetic refurbishment in recent years whilst retaining all the essence of the original building.

Impressive features can be seen throughout the house, in particular inglenook fireplaces to both the principal reception rooms, exposed beams, timbers and wood panelling.

There is a modern, well fitted dual aspect kitchen/breakfast room with contemporary units and a wooden floor.

The spacious sitting and dining rooms have superb fireplaces the former also has a log burning stove and attractive wood panelling.

Accessed from the sitting room is the study which is of a good size and could equally work well as a family room.

In addition, on the ground floor is a conservatory, utility, shower room, cloakroom and from the rear hallway an access hatch with stairs descending to the cellar.

On the first floor are two spacious bedrooms, a further double room (bedroom three) which is accessed via bedroom two, a single bedroom and a bathroom.

Annexe

Detached and self-contained the annexe is situated to the front aspect of the house and is ideal for those looking to accommodate a home/office lifestyle, for dual occupancy or home income (subject to any consents).

On the ground floor of the annexe is the kitchen and shower room with the double carport and store accessed externally.

A first-floor studio is an ideal guest space and has patio doors to an attractive decked terrace.

Outside

The gardens encircle the house with countryside bordering most of its boundaries. A large driveway provides ample parking space and a mature private garden with vegetable plot and shrub borders lie the rear of the property with further areas of lawn and the paddocks of approximately 2 acres beyond.

There is a block of stables (three stables and a tack room) with corral and water supply and a field shelter also with water within the paddocks.

Situation

The property is elevated and set back from the lane within the hamlet, which is just over 2.7 miles from Petersfield, a traditional market town with a wide variety of amenities to include supermarkets and train services to London. Travel to London is also possible by road via the A3 and tunnel at Hindhead.

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

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 Oil-fired central heating.

Local Authority: East Hants District Council.

Tenure: The property is offered for sale Freehold.

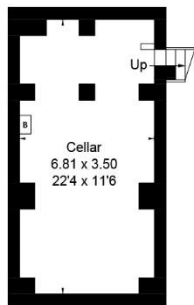
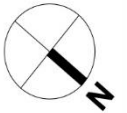
Viewing: Strictly by appointment via The Country House Company

Tel: 01730 771222

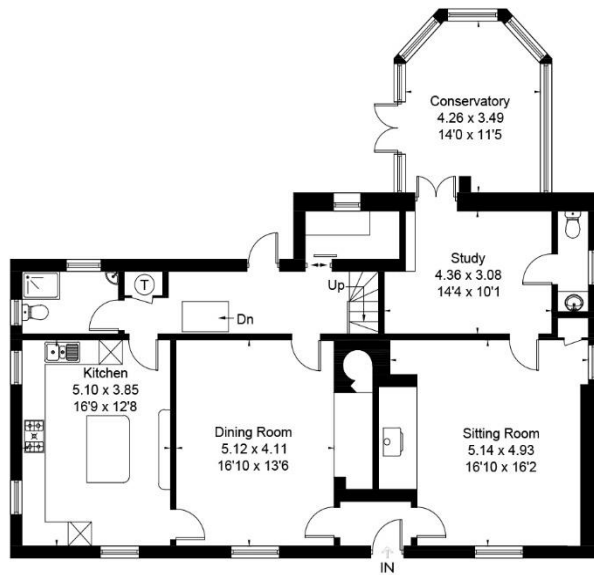
Email: katep@countryhousecompany.co.uk



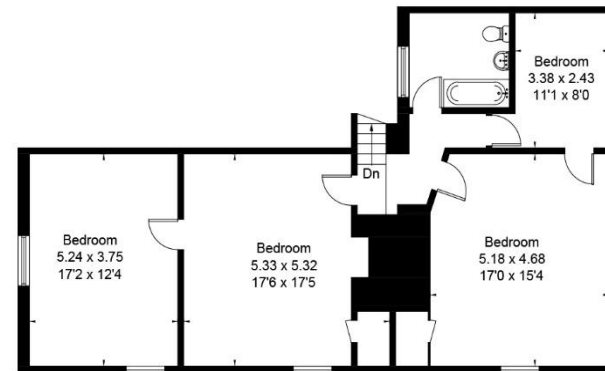
Approximate Area = 225.1 sq m / 2423 sq ft
 Cellar = 23.8 sq m / 256 sq ft
 Annexe = 70.3 sq m / 757 sq ft
 Outbuilding = 46.2 sq m / 497 sq ft
 Total = 365.4 sq m / 3933 sq ft
 Including Limited Use Area (10.2 sq m / 110 sq ft)



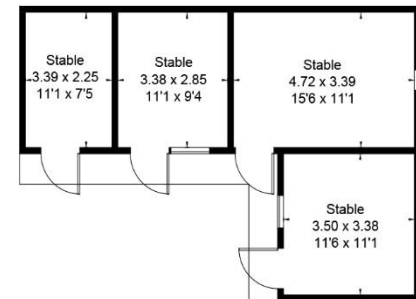
Cellar



Ground Floor

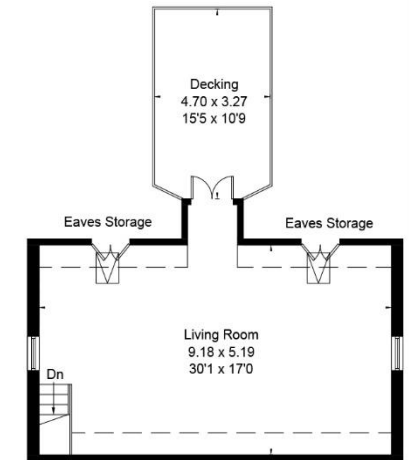


First Floor

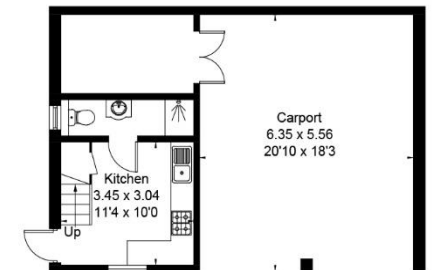


(Not Shown In Actual Location / Orientation)

□ = Reduced head height below 1.5m



Annexe - First Floor



(Not Shown In Actual Location / Orientation)

Annexe - Ground Floor



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