



## Burnt Ash Farmhouse

STEEP MARSH | HAMPSHIRE | GU32 2BB

Wilson | Hill



Master Bedroom | Guest Bedroom with Dressing Room | Three Further Bedrooms one with adjacent Dressing Room | Bathroom | Shower Room  
Drawing Room | Sitting Room | Family Room | Kitchen/Breakfast Room | Study | Utility Room | Rear Hall | Studio | Cloakroom | Garden Store | Parking  
Planning Permission for Garage | Gardens of about 0.65 Acres (0.26 ha)

Sheet 0.4 miles, Petersfield 1.6 miles, Guildford 26 miles, London 57 miles











## I The Property

Burnt Ash Farmhouse is a fascinating Grade II listed farmhouse dating we understand from 1656. Our client has sympathetically restored and extended the property which includes a fantastic kitchen/breakfast room opening onto the garden. There are three reception rooms and five bedrooms together with a shower room and bathroom and a host of period

features including a bread oven and well. There is also a useful studio and utility room together with a study. The house sits in attractive grounds of about 0.65 acres and within the garden there is a useful garden store. Our client also has live planning permission for a single garage and store. In all a great family home and an early appointment to view is strongly recommended.







## Location

The property lies out in country between the villages of Sheet and Steep Marsh and whilst its address is the latter, it is effectively on the edge of Sheet, just a short walk from the village green and Queens Head. The thriving village has a good range of facilities including a church, village school and three pubs. The property is only 1.6 miles from the centre of Petersfield which

benefits from a comprehensive range of shopping, sporting and leisure facilities including a Waitrose and a mainline station with train services to London Waterloo in just over one hour. Petersfield is also the home of Bedales and Churchers College. The property is a short drive from the A3 which provides fast road links to the M25 and London and also the

South Coast with its attractive harbours and creeks. The property is located in the heart of the South Downs National Park and the surrounding countryside is crisscrossed by footpaths and bridleways providing excellent scope for riding and walking.





## Outside

A gravel drive leads down to a good sized parking area adjacent to the house. To the side of the drive there is a front garden mainly laid to lawn with a separate access out to the lane and to the side of the house is where there is planning for the new single garage. A path leads round the side of the house and past the

garden store to a large area of terracing to the rear of the property which then opens to large open areas of lawn bounded by trees and hedges. Towards the bottom of the garden there is a mature oak tree and an orchard and the grounds as a whole total 0.65 acres.





Approximate Area = 319.6 sq m / 3440 sq ft  
Including Limited Use Area (7.1 sq m / 76 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 272956

## I Directions to GU32 2BB

Follow the A3 south from Guildford and on arriving at Petersfield take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first turning on the left towards Midhurst. Turn first left into Inmans Lane and carry straight on into the village of Sheet. Continue past the church into Farnham Road and follow this road for 0.4 miles where Burnt Ash Farmhouse will be found on the right hand side.



**Services:** Mains water and electricity, private drainage. Oil fired boiler providing hot water and central heating via radiators and underfloor heating in the kitchen.

**Council:** East Hampshire District Council,  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G

**Viewing strictly by appointment**



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Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated February 2021.

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