



## The Grange

STEEP | PETERSFIELD | HAMPSHIRE | GU32 2DB

BCM

Wilson | Hill

Master Bedroom Suite | 3 Further Double Bedroom Suites | 5th Bedroom/Gym | Entrance Hall | Impressive Vaulted Great Hall | First Floor Drawing Room  
Interconnecting Studies/Library | Garden Room | Kitchen/Breakfast Room with AGA | Cloakroom | Larder | Laundry | Music Recording Studio with 2 Rooms | Double Garage  
Adjoining Store, Boot Room with adjoining secondary Cloakroom | Extensive Attic and Eaves Storage | Enclosed Courtyard Garden  
Further landscaped and Mature Garden, Paddock, Blue Bell Woodland with small Streams, in all about 9.66 acres (3.909 ha)

Mileages: Steep Village 0.75 mile Petersfield 2 miles, Guildford 26.7 miles, Chichester 17.3 miles, Winchester 20.1 miles. Local station at Petersfield. A3 at Petersfield.







## I The Property

Take an unexpected journey once inside this remarkable house, created originally from a substantial timber barn and brick outbuildings. The Grange is now a fine-tuned family home, with substantial vaulted space in parts, ideal for formal entertaining, but cleverly interspersed with more intimate cosy areas for

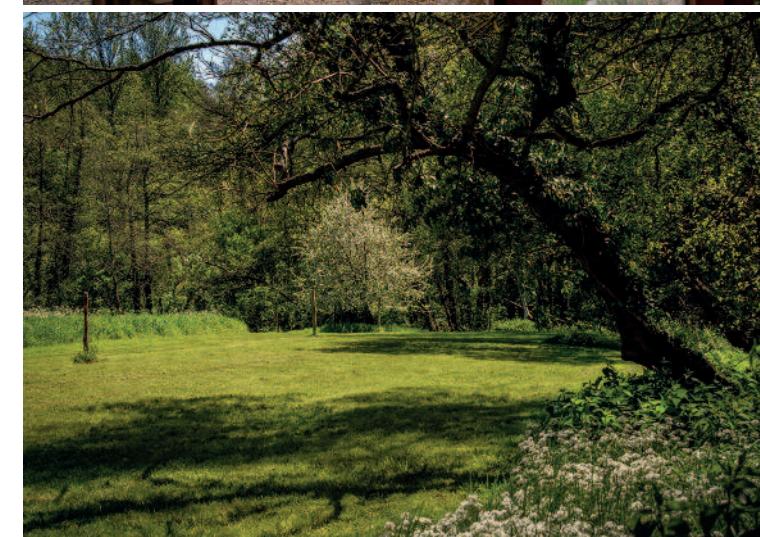
the family to relax in. The house is essentially L shaped in plan and split level. From the spacious kitchen breakfast room you can stroll into the inner courtyard garden behind, or simply enjoy the first floor rural views towards the Ashford Hangers nature reserve and the Edward Thomas memorial stone.

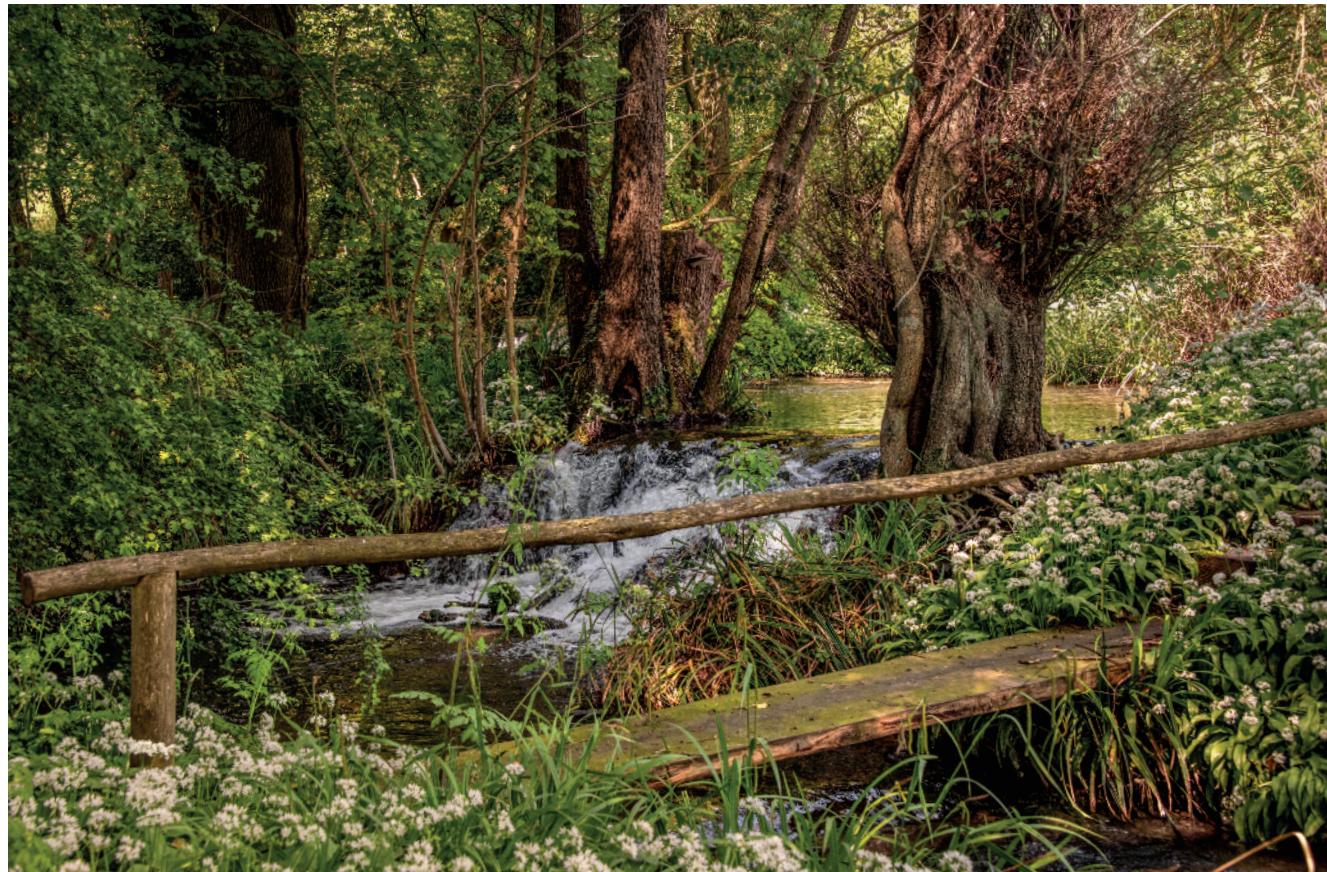
The interior has a lovely blend of exposed oak and clever use of the original threshing bays with their substantial glazed areas. The central vaulted great hall is the heart of the house, including galleried areas at either end and a wonderful stone fireplace.



The limestone floor in parts provide a contemporary contrast to the oak. The bedrooms are cleverly arranged in suites, which means, for a family, children can command one end, parents the other, or mix it up as required. Guests are also well catered for and there is a self-contained music/recording studio, which lies across the sunny courtyard garden.

A house where there is something for everyone and which caters well for all age groups. For such a substantial house, it is also easy to lock up and leave, being in a discreet private community and attached in a small part to a neighbour. Handy for town or country.





## Outside

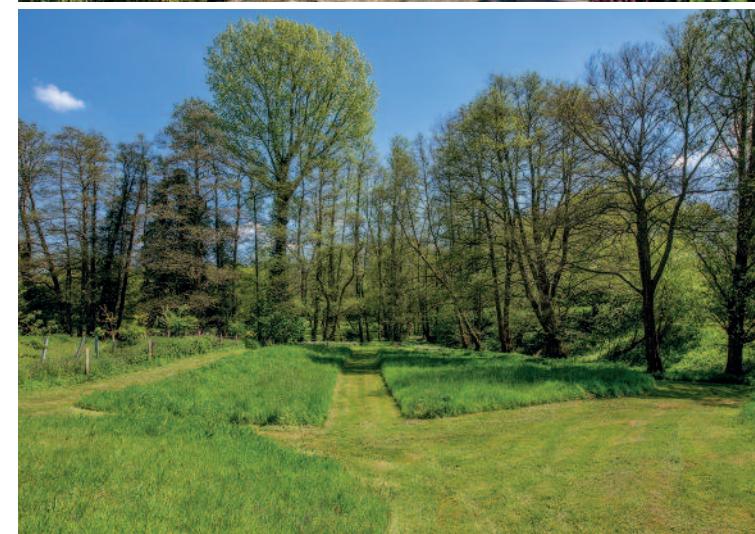
From the last leg of the long drive, the house is approached via a five bar gate which opens on to a gravel driveway terminating in a turning area to the front of the property. Brick steps ascend to a York stone terraced area from which the front door is accessed, so too is the main garden which lies to the south of the house.

The garden is a joy for any gardening enthusiast, with mature box, laurel and plenty of specimen trees

providing shape, colour and contrast throughout the seasons. The southern garden is more open in plan with an arbour, pond and lawn. The courtyard garden is well hidden behind the house, with paved areas, water features and further box balls and herbaceous planting. For propagation, there is a working area to the rear of the studio with greenhouse, a large potting shed and more old stone walls, with further well stocked beds.



*Music Room*

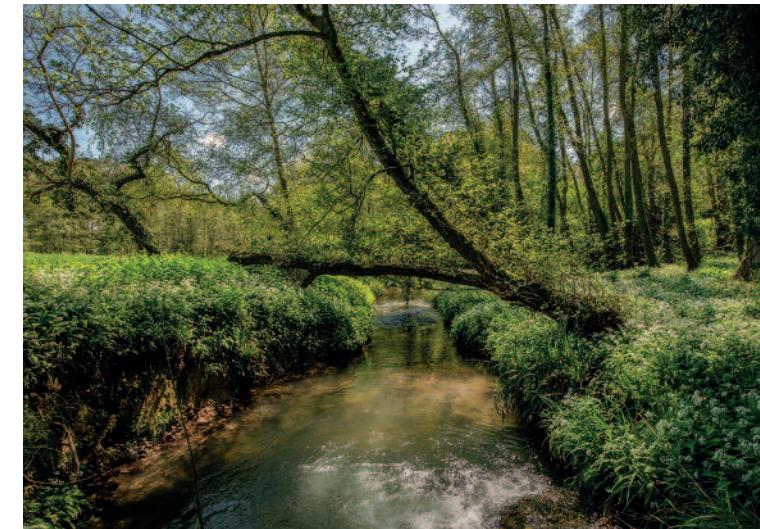




The formal garden, which is arranged around the house, contrasts with the majority of the land which is more rural in nature and includes a paddock, woodland and a tinkling stream.

There are various public footpaths over designated parts of the woodland, outer drive and the paddock.

Underneath the kitchen lies a double garage with adjoining store, boot room with secondary cloakroom.





## Location

Google earth does not tell the story here. Nothing really prepares you for the actual trip up the long private drive, which now leads to a hamlet formed of the old farm cottages, farmhouse and former outbuildings. The Grange is hidden at the end and combines a real country setting with the convenience of the old market town of Petersfield being within

2 miles, where there are regular farmers and continental markets, an excellent range of shopping, cultural and local amenities.

The village of Steep, with its lovely old church and well regarded primary school is within walking distance via a public footpath, which winds through the paddock

and on through neighbouring woodland to the village. Bedales School and Steep Village School are within 5 minutes or on a fine day the option to walk via the local footpath. The well regarded Steep Tennis Club is also on the doorstep for anyone requiring competitive tennis or local coaching.



The transport links are excellent, with the train service to London Waterloo from Petersfield. The A3 provides easy road access to Guildford and London, or to the south coast where, at Portsmouth, there is cross channel ferry terminal. There is a regional airport at Southampton.

For outdoor country enthusiasts, The Grange is set within the heart of the South Downs National Park.

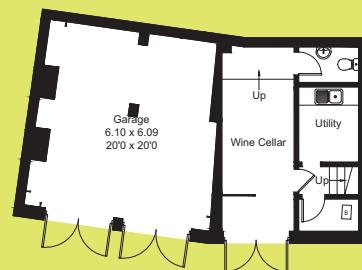
There are rare orchids amongst the bluebell woods and an extensive network of footpaths over the local countryside accessing miles of winding local country lanes for any cyclists. Off road trails can be found via The South Downs Way in nearby South Harting or Buriton or the Queen Elizabeth Country Park opposite Butser Hill.



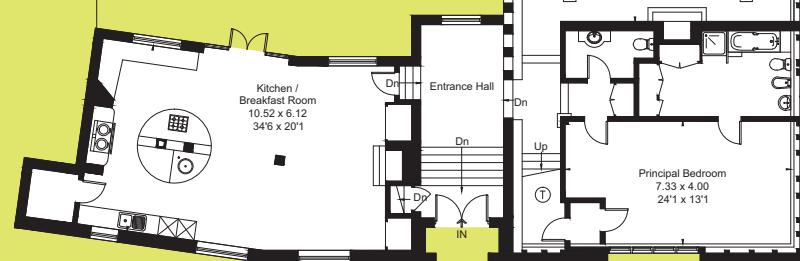


## I Main House

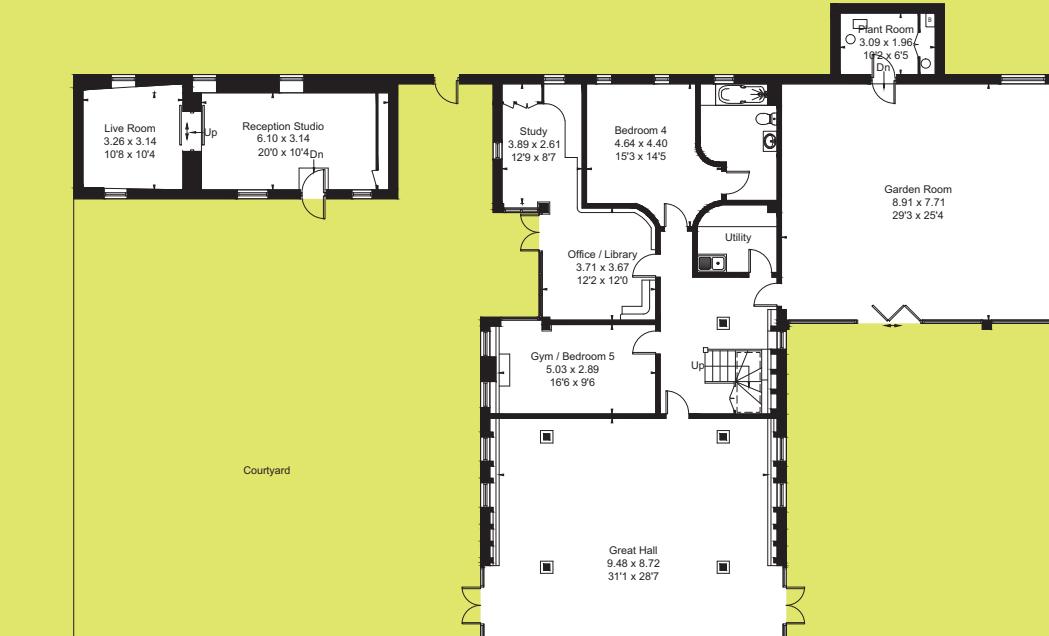
Approximate Floor Area = 632.0 sq m / 6803 sq ft (Excluding Eaves Storage / Void & Including Wine Cellar)  
Garage = 35.0 sq m / 377 sq ft  
Total = 667 sq m / 7179 sq ft



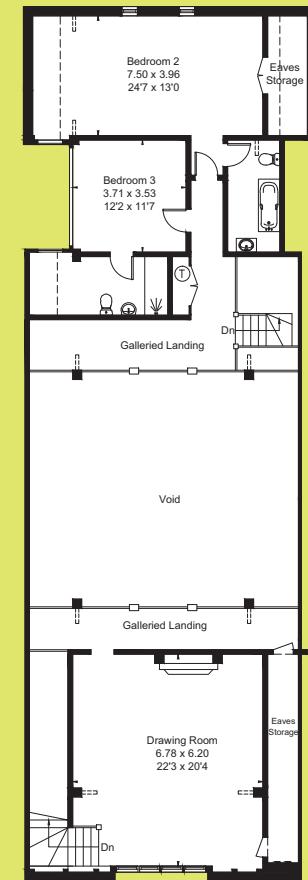
## Lower Ground Floor



## Ground Floor



## Courtyard



## First Floor



## Directions to GU32 2DB

Exit the A3 at the Winchester Alton exit. At the roundabout, turn left towards Petersfield (by BP garage). At the next roundabout take the first exit (Bell Hill, Steep and Froxfield). Cross over the A3 and turn right at the crossroads (at Cricketers pub) to Steep village. Carry on through the village, pass the church and down the hill, then turn left at the bottom by the red letterbox, (just before the sharp right turning). Follow the private drive all the way to top where you will bear to the right and then keep left and follow the drive round, The Grange will be found at the end.



///leads.excavate.visa



Details and photographs May 2024

Viewing strictly by appointment

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4 Lavant Street Petersfield GU32 3EW



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**Services:** We understand the property is connected to mains water, electricity and drainage. Oil fired heating part of which is underfloor.

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

**Council Tax:** Band H. **EPC:** D62

BCM Wilson Hill Ltd 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.

Plans and maps should be treated as a guide only.

### Agents Note:

- Several neighbouring properties retain a right of way over designated parts of the drives.
- The owners of Steep Farm House have some additional rights of access.
- The garden room used to be an indoor swimming pool which has now been covered over.
- Broadband Ofcom Check – Standard
- Mobile Signal Ofcom Check – Likely
- Construction – Period timber framed barn with cladding and 20th Century brick and stone additions.