



GARDEN HILL
STEEP • PETERSFIELD • HAMPSHIRE



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Bedales School 0.5 mile • Petersfield 2 miles (London Waterloo 70 minutes) Access A3
Winchester 18 miles • Chichester 25 miles • Guildford 27 miles • London 56 miles

On a ridge of high ground with spectacular views to the South Downs and wooded Hangers, a mellow Sussex style country house surrounded by beautiful gardens and grounds attributed to Henry Inigo Triggs

The House, 4485 sq ft (416.70 sq m)

Imposing Entrance Portico • Reception Hall • Cloakroom • Drawing Room • Sitting Room • Dining Room • Garden Room
Media Room • Kitchen/Breakfast Room • Larder • Utility Room • Workshop/Boiler Room • Second Cloakroom

6 Bedrooms • 2 Bathrooms • 2 Shower Rooms

Gated Entrance • Long Carriage Driveway • Double Garage and Workshop • Wood Shed • Bicycle Store
Garden Machinery Store • Open Fronted Tractor Barn • Entertaining Pavilion • Hard Tennis Court
Heated Swimming Pool • Summerhouse/Changing Room and Plant • Former Victorian Walled Kitchen Garden
Greenhouse • Bothy • Orchard

Formal Terraced Gardens attributed to Henry Inigo Triggs

Grounds Studded with Fine Trees and Woodland with a Tributary of the River Rother
Entertaining Pavilion overlooking the Cricket Pitch/Stick and Ball Polo Pitch

Equestrian Facilities:-

Stable/Livery Yard • American Barn • 8 Loose Boxes • Hay Storage and Hay Loft • Feed Room • Tack Room
Sand School (60' x 20') • Lorry Parking • Cross Country Course • Paddocks

In all about 52.4 acres (21.206 ha)



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The Location

The ancient rural East Hampshire village of Steep, described as a 'Village and Civil Parish', lies about two miles to the north of the former market town of Petersfield and is set beneath the beautiful Hangers. The poet Edward Thomas, whose poetry symbolised this lovely landscape, once resided here. Steep is included in the South Downs National Park which was officially formed in 2010 and is perched on the wooded slopes of the Hangers known as the East Hampshire Hangers. The village's highest point is 800ft above sea level and 250ft at its lowest. Within the Hangers there are Sites of Special Scientific Interest (SSSI).

The village has a church, The Harrow Inn, an 18th century listed public house and The Cricketers Inn, primary school, the Jubilee Playgroup, Toddler Group and Bedales, a progressive public school and one of the most well-known private schools in the south of England which has been in this location since 1899. The village also has a number of clubs and societies.

Petersfield has a first class range of shops, mainline railway station to London Waterloo, journey time a little over one hour. Portsmouth can be reached in 30 minutes. The A3 London to Portsmouth road separates Steep from Petersfield and provides fast access to Guildford and London, as well as Portsmouth, the M25 and the airports and the A272 runs from Winchester in the west to East Sussex via Midhurst and Petworth. The village is well placed for local walking, riding and cycling. There are many bridleways which run through Steep allowing access to the Hangers as well as the South Downs.





The Property

Garden Hill is built on a ridge of high ground and faces south east towards the South Downs and north west to the wooded Hangers known as Lutcombe Bottom, Shoulder of Mutton Hill and Wheathan Hill. The house was built circa 1910 in the style of a Sussex farmhouse/country house and has most attractive rendered and whitened elevations, tile hung at first floor level, with mainly inset leaded light windows under a hipped clay tiled roof. Almost all the rooms take full advantage of the fantastic views, not only over the beautiful gardens and grounds but literally to the horizon.

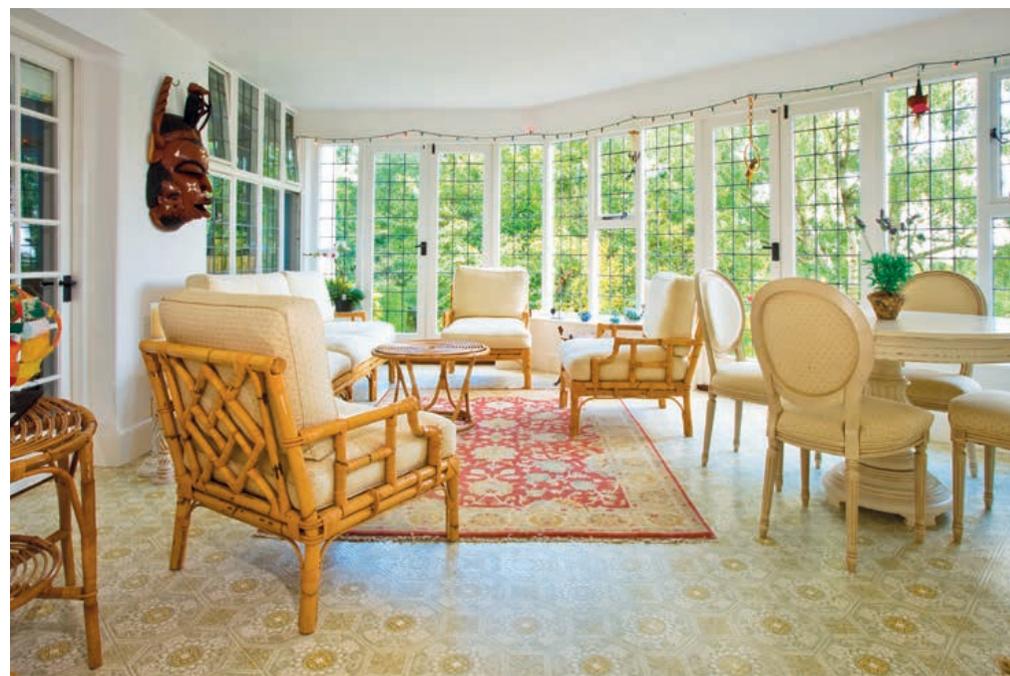
From the drive there is an imposing entrance portico and the front door opens into a reception hall with a turned staircase rising to the first floor. Leading off this is a charming drawing room which has a fireplace with a carved surround, marble slips and hearth, with a door leading out to a wisteria and rose covered loggia on the terrace.

There is a sitting room, formal dining room which has a shelved display alcove, a garden room with two pairs of French doors to the garden and a media room which has a wood

burning stove and fitted book and display shelves. At the hub of the house is a superb kitchen/breakfast room fitted with bespoke units by the English Kitchen Company, hand painted with granite worktops. There are numerous appliances, double Belfast sink, Falcon range, Neff combination oven/microwave, dishwasher, Maytag American-style refrigerator/freezer, further built-in freezer, island unit with a circular sink and a cold filter and boiling tap. Forming part of the island unit is a breakfast bar with a Nutone food centre, a dresser, walk-in pantry with wine cooler and beer refrigerator and a drop down television. It has a limestone floor which continues through into the garden room, rear hall and utility room. The utility/tack room has fitted units with a door through to a workshop and boiler room and there is a rear hall with back staircase and second cloakroom.

The main staircase rises up to the first floor. The principal suite has a vestibule/sitting area, bedroom and bathroom. There are five further bedrooms, a further bathroom, two shower rooms, one en-suite, and one bedroom has a shower cubicle.

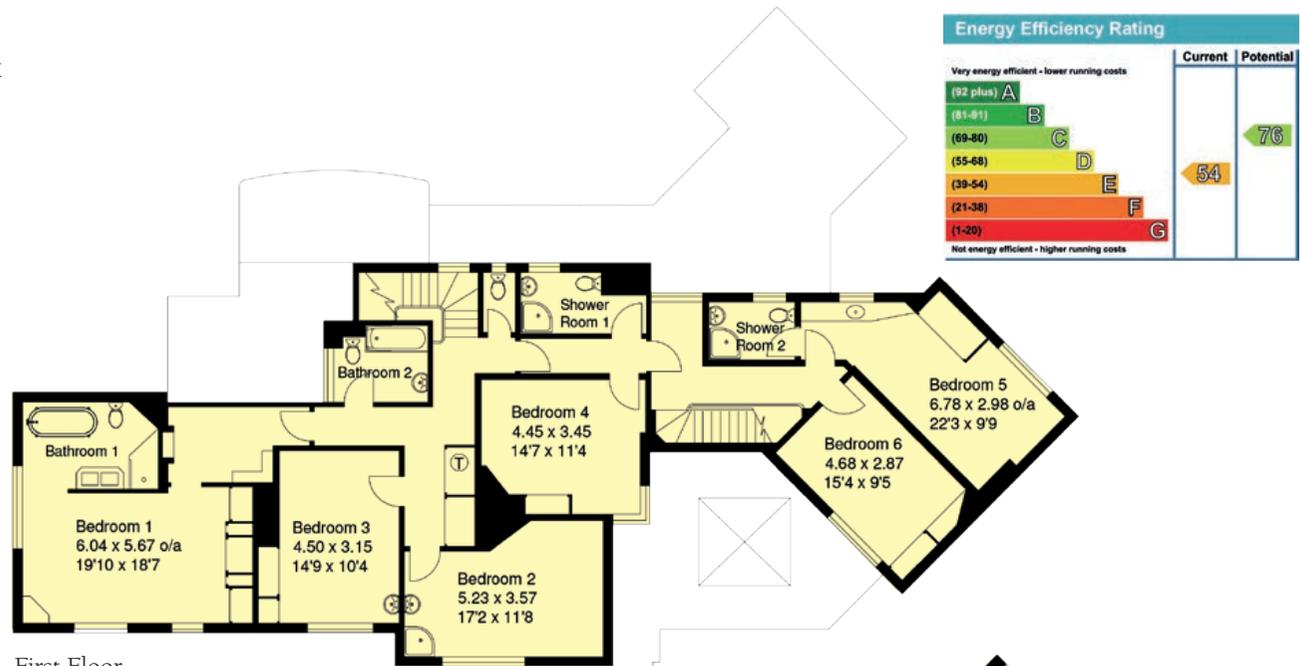
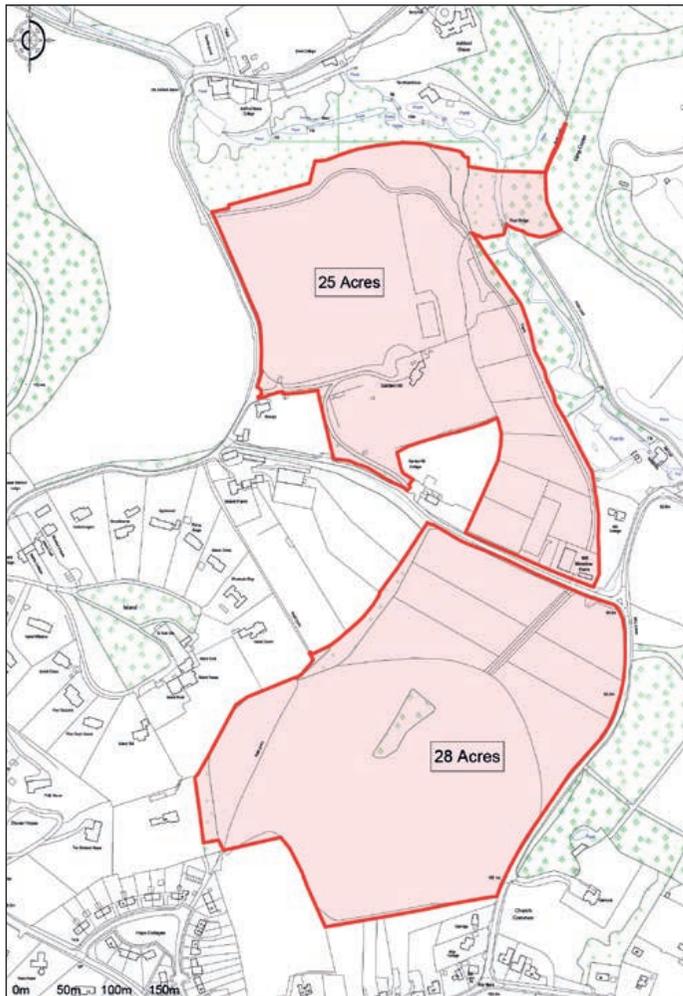




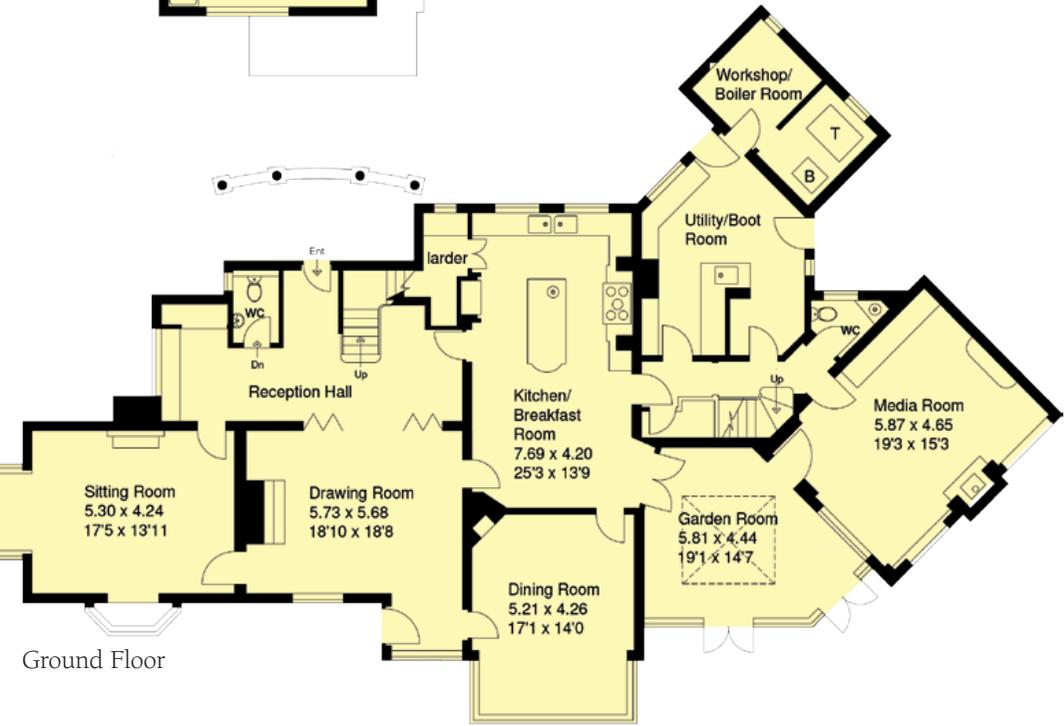
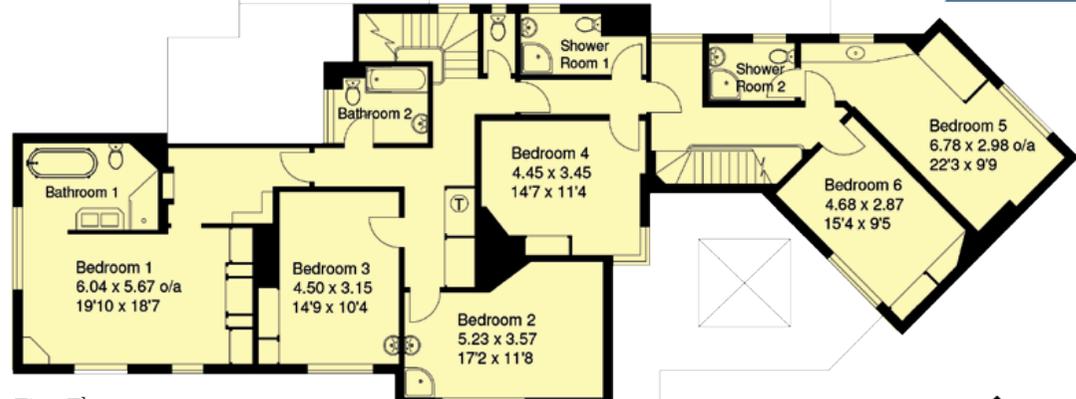


Approx. Gross Internal Area:
Ground Floor 242.65 sq.m 2612 sq.ft
First Floor 174.05 sq.m 1873 sq.ft
Total 416.70 sq m 4485 sq.ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor



Ground Floor



Outside

From the lane a gated entrance and long sweeping carriage driveway, which is illuminated, terminates in a wide sweep on the north western side of the house. Off the drive is the garaging. **Garage 1**, L-shaped 15'9 x 6'5 (4.82m x 1.96m), **Garage 2** 15'9 x 9'1 (4.82m x 2.79m), Workshop Area 8'7 x 8'1 (2.61 x 2.48m).

To the rear within a lean-to addition there is a **Wood Shed** and **Bicycle Store**. A **Garden Machinery Shed**, open fronted **Tractor Barn** 40'10 x 15'6 (12.45m x 4.74m) which houses a Honda generator providing standby power to the main house.

The Gardens and Grounds

The grounds are a spectacular feature of Garden Hill. On the northern side there are wonderful views to the Hangers and directly in front of the house, a mown field, which has been used as a cricket pitch and would be ideal for stick and ball polo. There is a terrace with an entertaining Pavilion which has a pitched cedar shingle roof, the sides are cedar and canvas, pine boarded floor, oval in shape with a sitting area and table. It has power and light laid on and two 60 amp light/heaters. The **Pavilion** measures 22' x 12'11 (6.70m x 3.93m). To one side is a **Hard Tennis Court**.

On the south eastern side, the formal gardens were originally designed by Henry Inigo Triggs (1876 to 1923), an English country house architect and designer of formal gardens and author. Triggs designed many formal gardens and later some country houses, mostly in southern England.

Adjoining the house on the south side, enclosed by low stone walling, is a brick terrace with rose beds, herbaceous borders and wisteria. Steps lead down through two semi-circular terraced lawns with shrubs and shaped ornamental box hedging and at the bottom there is a sunken lawn with evergreen, yew and holly. Beyond, the valley is studded with wonderful broadleaf and evergreen trees.

There is a **Heated Swimming Pool** and **Summerhouse** which is used as a changing room and **Plant Room**. There is a **Former Victorian Walled Kitchen Garden** and Victorian style **Greenhouse**, a brick and tile **Bothy**, **Orchard** which has a variety of fruit trees and a productive field, part of which is given over to the production of hay, this season 630 bales were taken off it.

On the western side of the house is a further sunken terrace with stone walls which leads out to the orchard and kitchen garden and there is a fine block of woodland with a tributary of the River Rother running through it.





The Equestrian Facilities (Known as Mill Meadow Farm)

This is approached off Island Farm Lane and has a separate gated entrance with a driveway leading into a yard with ample room for horse boxes. There is a separate block of **Four Loose Boxes**,

5-Bay American Barn with four **Further Boxes**, **Hay Storage**, **Hay Loft**, **Feed Room** and **Tack Room**. Power, sensor lighting and water are laid on. There is a **Manège** 120' x 60' and further area for lorry parking. Close to the yard are six post and rail paddocks with water laid on. Around the periphery

of the Estate, on the northern side, is a **Cross Country Course** and a private driveway has been laid to circumnavigate the majority of the land and situated to the south of the house is a Livery Yard.

On the south side of the lane, there is a further 27.8 acres of pasture and paddocks with a gated entrance and central driveway. There are six post and rail paddocks and a further grass field. A back driveway leads up from the lane back into Garden Hill.

The gardens, grounds and paddocks extend in all to about 52.4 acres (21.206 ha).

GENERAL REMARKS AND STIPULATIONS

Services

Mains electricity and water. Private drainage. Oil fired central heating.

Local Authority

East Hampshire District Council. Tel 01730 266551.

Fixtures and Fittings

Fitted carpets are included in the freehold sale. All such items regarded as fixtures and fittings are excluded from the sale. These include curtains, light fittings, garden statuary and ornaments, machinery and equipment, although some may be available to a buyer by separate negotiation.

Directions (GU32 1AD)

Leave the A3 at Petersfield, signposted A272 (Winchester). Drive down the slip road to the roundabout, take the first exit left (Winchester Road, signposted Petersfield town centre). Drive to the next roundabout take the first turning left (Bell Hill), signposted Froxfield and Steep. Continue over the A3, up the hill to Steep passing Dunhurst Bedales Junior School, pass The Cricketers Inn and on the right, just past the turning to the Island, fork right into Ashford Lane, and the gated entrance to Garden Hill will be seen on the right hand side just beyond Island Farm Lane.

Viewing

By appointment through the joint agents Jackson-Stops & Staff, Winchester, Telephone: 01962 844299 and Knight Frank Winchester 01962 850333 or London 020 7861 1080.

IMPORTANT NOTICE

The joint agents give notice that:

- 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any offer or contract and must not be relied upon as statements or representations of fact.
- 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

