



Steep Farm

STEEP | PETERSFIELD | HAMPSHIRE | GU32 2DB

Wilson | Hill

Main House: Master Suite of Bedroom, Bathroom and Dressing Room | Guest Bedroom with Ensuite Bathroom | Bedroom 3 with Ensuite Shower Room | 3 Further Bedrooms
Family Bathroom | Attic Room | Hobbies Room | Drawing Room | Dining Room | Sitting Room | Study | Large Garden Room | Kitchen/Breakfast Room | Utility Room | Cloakroom
Front and Rear Halls | Cellar

Outbuildings: 2 Cottages and Office | Garage | 3 Bay Open Car Barn with Storage above and behind | Extensive Parking | Swimming Pool | Gardens of 1.3 Acres
2 Fields and an area of Woodland totalling 4 Acres with Barn | In all about 5.3 Acres (2.14 ha)

Mileages: Petersfield 1.6 miles, Chichester 17 miles, Winchester 22 miles, Guildford 26 miles, London 57 miles.





| The Property

Steep Farm is a lovely package made up of a Grade II listed farmhouse dating from the 16th Century with later additions, sitting in pretty gardens. The house is very well presented, with well-proportioned rooms and numerous period features including beams and

Inglenooks. The kitchen and garden room give an interesting contemporary twist as do the bathrooms. The house abuts the garden on one side and the old farmyard, which now forms a large courtyard on the other. Across the courtyard, are two cottages and a

large office suite, together with sauna room, and garaging. The cottages offer flexible secondary accommodation and the office is served by its own kitchen and WC. In all a unique package which can only be truly appreciated on viewing.











Location

The property lies in a rural setting near the Hangers on the edge of Steep, with easy access to the centre of Petersfield. It is the principle house in a small hamlet at the end of a private road. Steep village is highly sought after, under 2 miles from Petersfield and probably best known as the home of Bedales School (a 5 minute walk across the fields from the house). Apart from Bedales, the village has a thriving primary school and two pubs, with The Cricketers in the main

village and the ever popular Harrow Inn also just a short walk from the house. 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 is particularly blessed with an excellent range of schools including Bedales as already mentioned, Churchers College, Ditcham Park and in the state sector TPS and Bohunt.

The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.





There are a number of wonderful footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path, some of which can be accessed directly from the private road to the house, a real bonus for walking the dog.



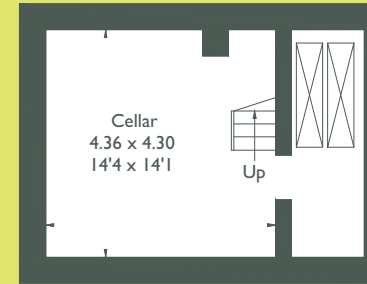
Main House

Approximate Gross Internal Area = 565.5 sq m / 6087 sq ft

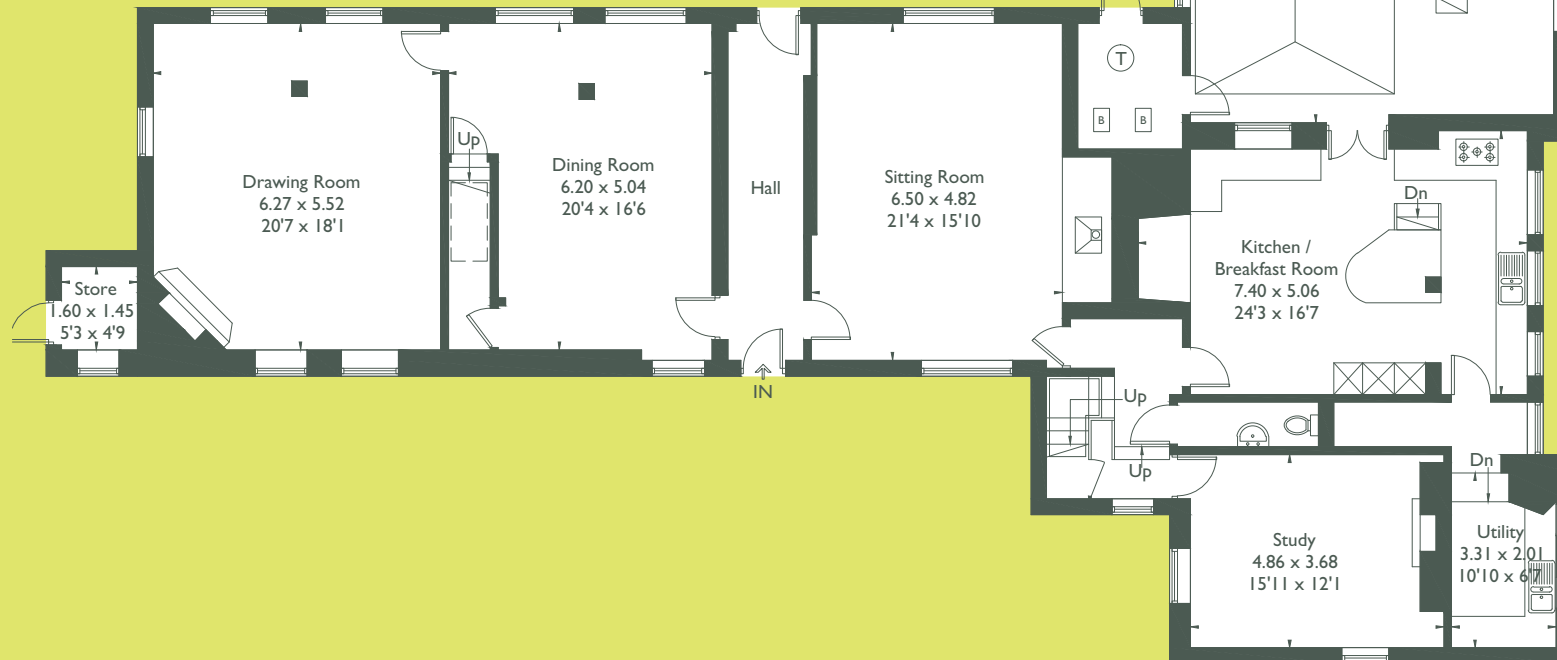
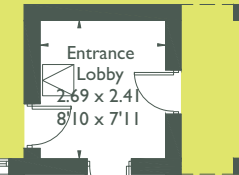
Cottages and Outbuildings (See Page 11)

Approximate Gross Internal Area = 292 sq m / 3146 sq ft

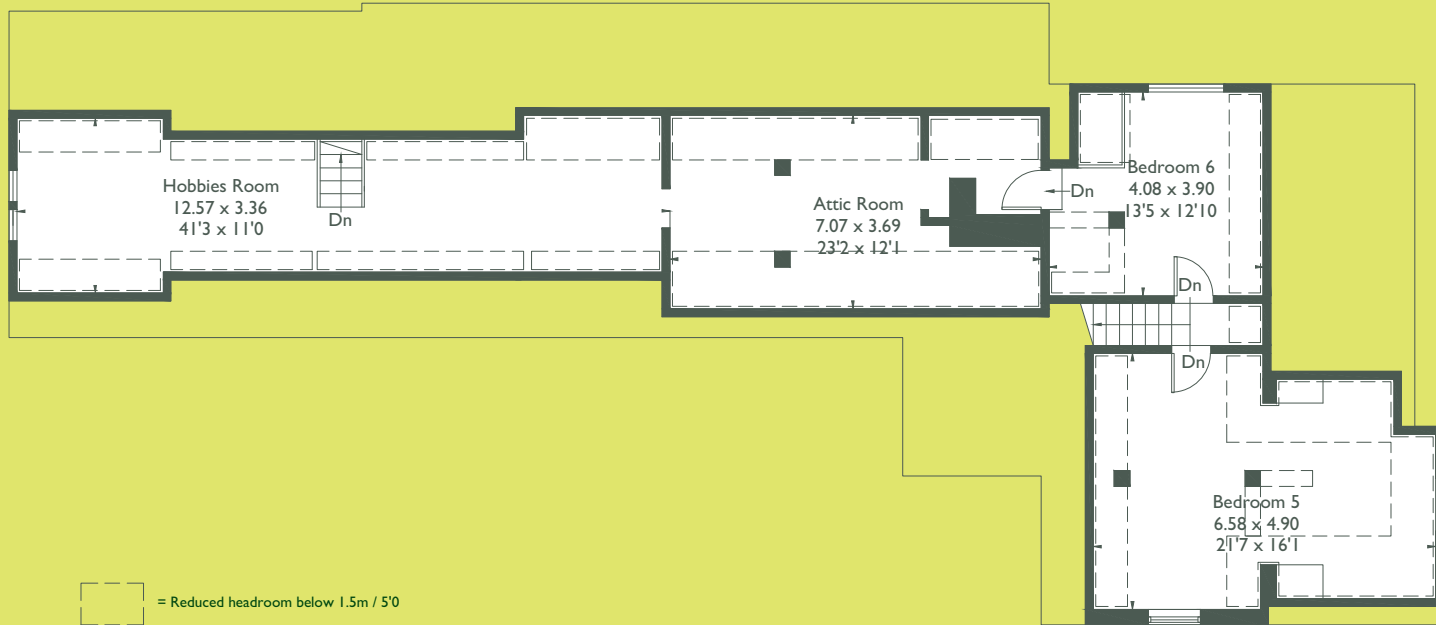
Total Whole Property = 857.8 sq m / 9233 sq ft



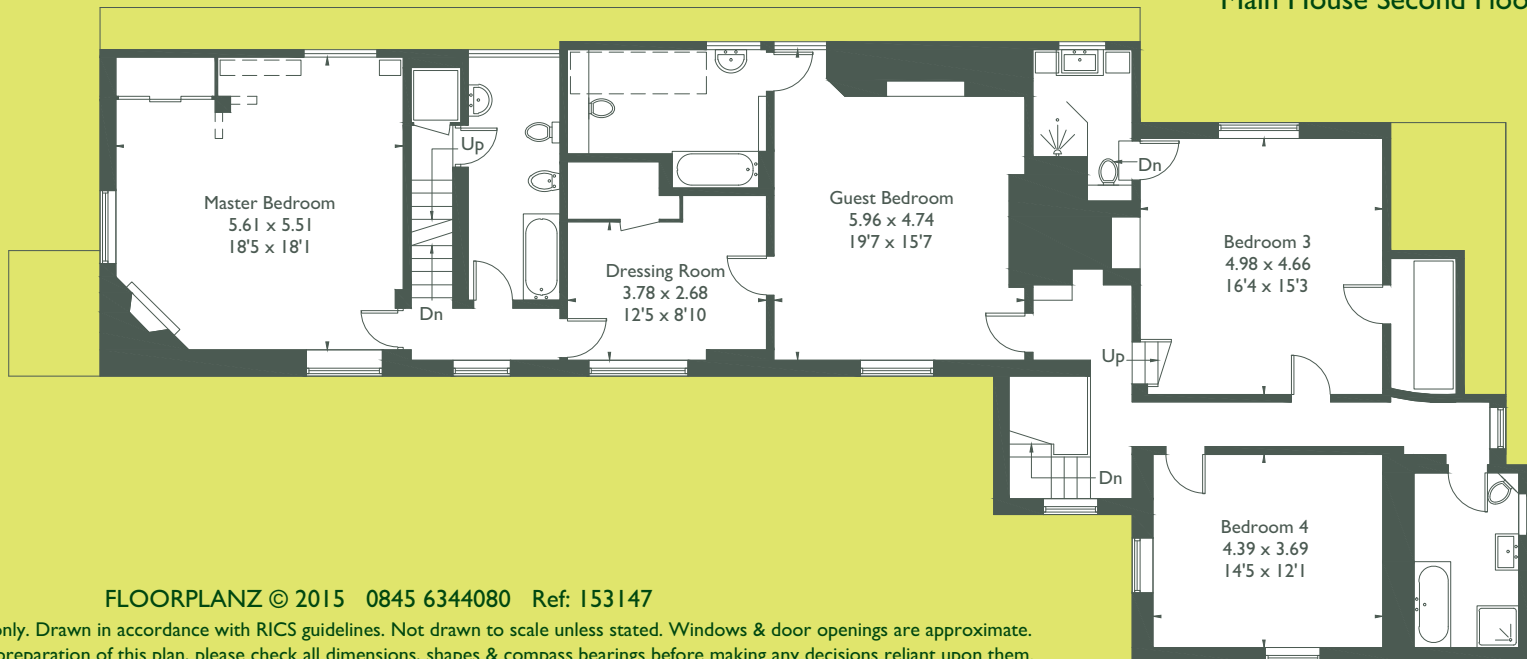
Main House
Lower
Ground Floor



Main House Ground Floor



Main House Second Floor



Main House First Floor

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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



| Outside

The house sits in lovely formal gardens of 1.3 acres. To the rear of the house there is a large paved terrace and adjacent to this the swimming pool area. There are extensive open areas of lawn and herbaceous borders divided into a series of rooms. At the back of the garden there is an orchard. Off the courtyard area is the plant room for the swimming pool, and adjacent to

this, a workshop building. In one corner of the garden there is a screened storage area for heating oil in multiple tanks to allow for competitive purchasing. A track from the drive leads to two fields and woodland area which totals 4 acres. In the first field is a modern storage barn, and the grounds as a whole total about 5.3 acres.



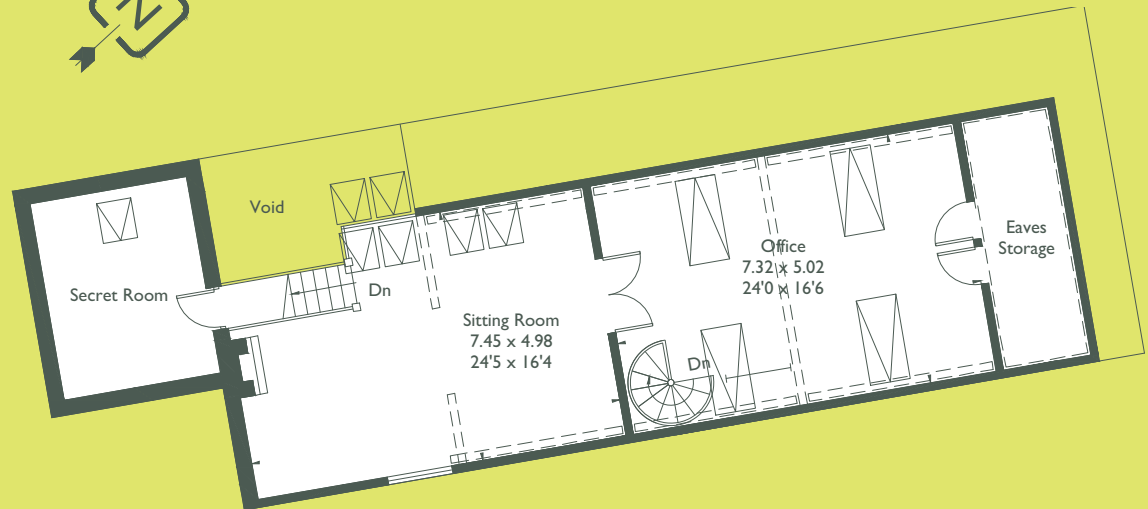
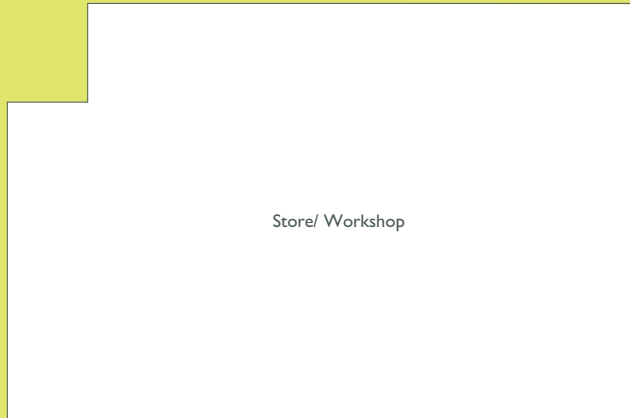
The Cottages: One Large 2 Bedroom Cottage | Smaller 2 Bedroom Cottage | Large Office | Kitchenette | WC | Store Room | Sauna Room with Steam Shower | Adjacent Utility Room
Garage | 3 Bay Open Car Barn with Storage above and behind



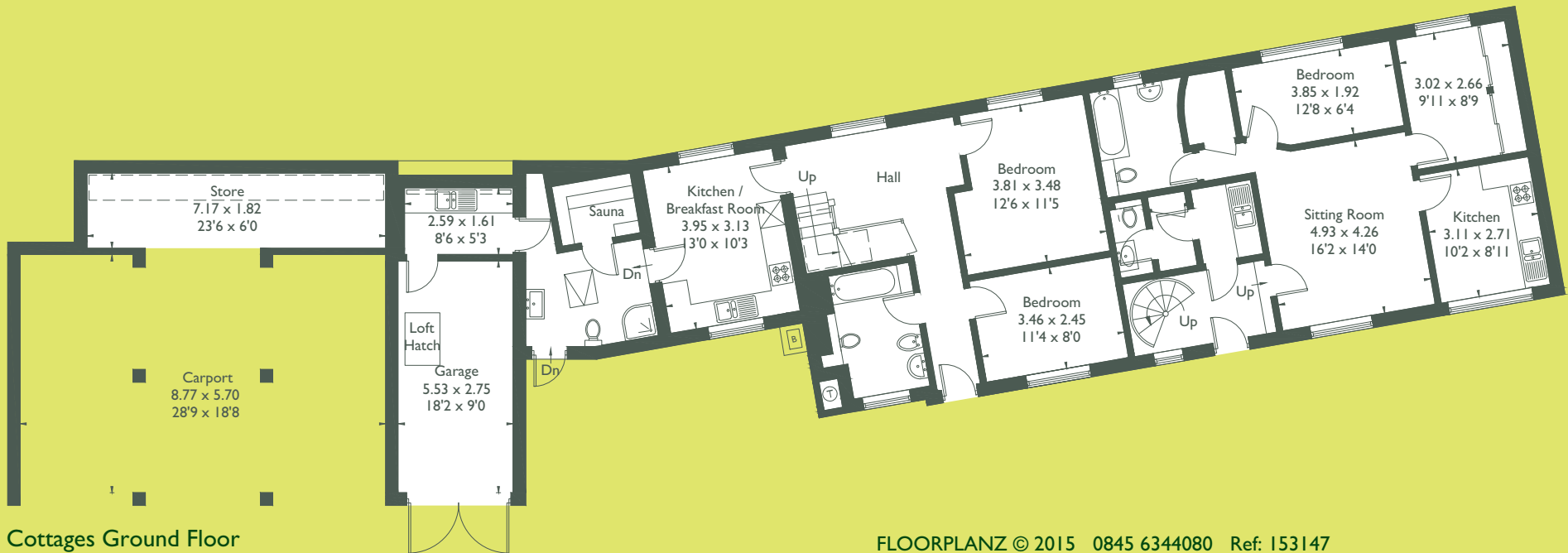


Approximate Gross Internal Area = 227.4 sq m / 2447 sq ft
 (Excluding Eaves Storage & Studio/Workshop)
 Carport = 49.7 sq m / 535 sq ft
 Garage = 15.2 sq m / 164 sq ft

Total Cottages and Outbuildings = 292.3 sq m / 3146 sq ft



Cottages First Floor



Cottages Ground Floor

(Not Shown In Actual Location / Orientation)

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Directions to GU32 2DB

Following the A3 south, on arriving at Petersfield take the second exit signed to Winchester A272. Follow the slip road down to the roundabout and take the first exit on the left signed to Petersfield. Go along to the next roundabout and here take the first turning on the left signed to Steep and follow the road out of the town and over the A3 and on for about half a mile and then at the crossroads by The Cricketers Pub turn right into Church Road. Go along for about half a mile past the entrance to Bedales and the church and then continue on round the sharp bend to the right. Go down the road past Steep Cricket and Tennis clubs which you will see on the left. After a further 200 yards just beyond the post box turn left into a private drive that is signed to Steep Farm and The Grange. If you get as far as The Harrow public house you have gone too far. Follow the drive for a few hundred yards, carry on past the cottages on the right, and Steep Farm Lodge on the left, and after a further 100 yards you will see a stone wall on the left. Follow the drive round by this to the left where you come to the entrance to the house.

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. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated August 2015

Viewing strictly by appointment



Services: Mains water, electricity and drainage, LPG for cooking and open fires stored in an underground tank, 2 oil fired boilers for the main house, separate boiler for the cottages and office all providing hot water and central heating via radiators. A further oil fired boiler for the swimming pool. There are water softeners for the water in both the house and the cottages and office.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: House: Band H, Cottage: 1 Band A.