



Church Road, Steep, Petersfield, Hampshire, GU32

Guide Price: £1,100,000 Freehold

A deceptively spacious stone fronted attached family home with accommodation in excess of 3,000 sq ft. The property is extremely well presented with beautifully proportioned living space, situated in a village location with good access to highly regarded local schools.

Main bedroom with en suite shower room, five further bedrooms, two family bathrooms, dining room, play room/office, three further reception rooms, kitchen/breakfast room, utility room, downstairs cloakroom with WC, basement, parking and gardens.

EPC Rating: "F" (31).

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DESCRIPTION

The property is a deceptively spacious stone fronted attached family home with accommodation in excess of 3,000 sq ft over three floors. It is extremely well presented with beautifully proportioned living space to suit an expanding household. The layout can be seen in the floorplan, but of particular note is the large kitchen with a central island and breakfast area in a magnificent conservatory, which provides an exceptional entertainment space and with five additional reception rooms, there's plenty of room for the whole family. From the hall, stairs rise to the first floor landing, off which are three bedrooms, one of which has an en suite shower room and there's a separate family bathroom. A further staircase rises to the top floor where there are three more bedrooms and another bathroom. Outside, the house is approached by a tiled path flanked by borders leading to the front door. The garden lies to the rear and can be accessed either through the house or by a side gate. Mainly laid to lawn, the garden is an ideal spot to unwind during the long summer afternoons. To the right of the house is a parking area which is shared with a neighbouring property where there are two allocated parking spaces.



LOCATION

The property is situated in the sought after village of Steep, just to the north of Petersfield in the heart of The South Downs National Park. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station, (approximately 1.4 miles away) provides a direct service to London Waterloo to the north (in a little over an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel North along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School. Steep has a strong sense of community and benefits from two pubs, (both within walking distance), a tennis club, cricket club, active village hall and popular primary school.

DIRECTIONS

From our office in the High Street turn left at The War Memorial into College Street and then into the one-way system. When the road forks, turn left onto Station Road and continue over the level crossing. At the roundabout, take the second exit onto Bell Hill and proceed over the A3. On reaching the first set of crossroads, turn right and the property is situated after a short distance on your left-hand side.

MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Stone, brick and tiles

Services: Mains electricity, water and drainage. Oil-fired central heating

Council Tax: East Hampshire District Council. **Band:** "G"

EPC Rating: "F" (31)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Mobile Signal: Limited (Ofcom)

Broadband Availability: Superfast available (Ofcom)

Parking: The property is being sold with at least two parking spaces.

Viewings: Strictly by appointment with Winkworth Petersfield

What3words: ///scored.salon.flank

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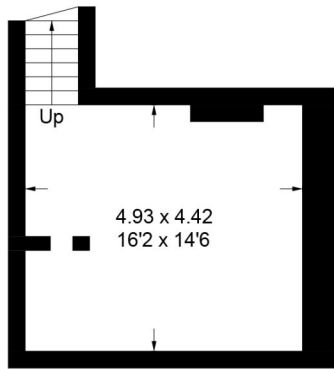


Church Road, GU32


Approximate Gross Internal Area = 294.9 sq m / 3174 sq ft

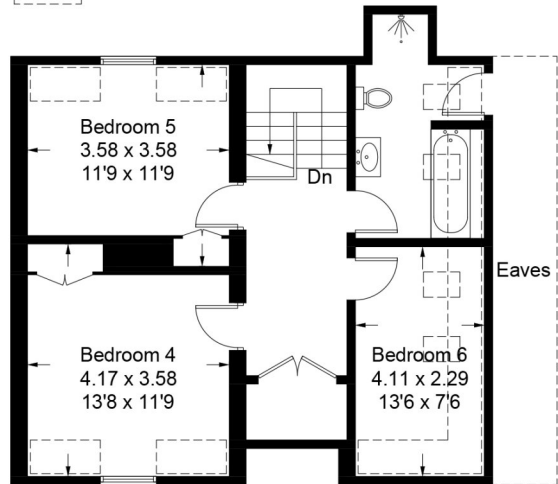
Basement = 23.3 sq m / 251 sq ft

Total = 318.2 sq m / 3425 sq ft

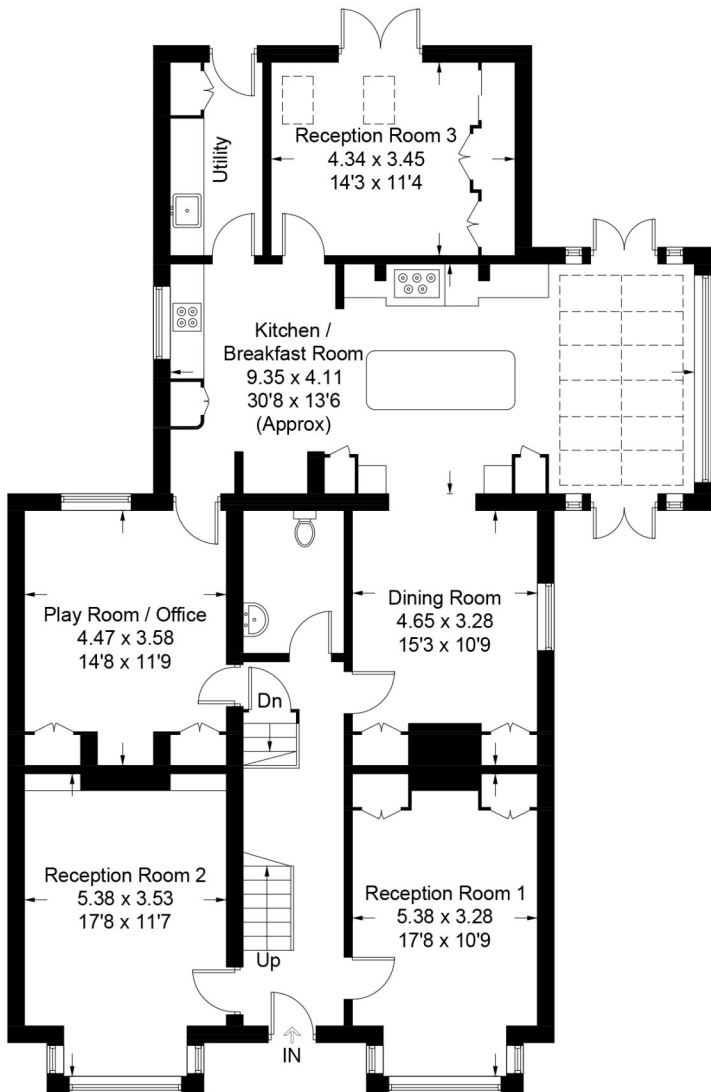


Basement

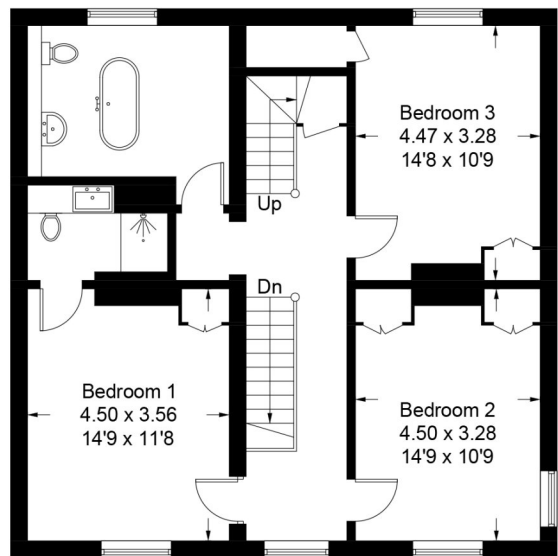
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzoo Marketing 2025.

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