



Stoner Hill, Petersfield, Hampshire, GU32

Guide Price: £1,750,000 *Freehold*



A substantial detached family house with a tennis court in the popular village of Steep.

KEY FEATURES

- Seven Bedrooms
- Six Reception rooms
- Four Bathrooms
- Detached property boasting over 4,100 sq. ft.
- Flexible living accommodation
- Separate self-contained Annexe
- Tennis court
- In all, approximately 1.1 acres



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DESCRIPTION

The property is an extended lodge house in the popular village of Steep with brick and part tile-hung elevations under a tiled roof, accommodation over three floors and believed to originally date from about 1850. The deceptively spacious layout can be seen in the floorplan but of particular note is the wonderful reception space which seems to never end! Outside, the house is approached by a tarmac drive leading to a parking area. The gardens, mainly on the east and south sides of the house, are predominantly laid to lawn with a variety of mature borders, shrubs, trees and hedging. The garden is enclosed; perfect for containing dogs (or children!). Situated towards the south-east corner of the plot is a tennis court. There is a detached studio or annexe, which would make an ideal home office or accommodation to house relatives for a lengthy period of time. In all, the house amounts to 4,160 sq. ft. of accommodation plus an additional 460 sq. ft. in the studio and lies in a plot of approximately 1.1 acres. An internal viewing is strongly recommended.

ACCOMMODATION

Main bedroom with ensuite shower room, 5 further bedrooms, 2 family bathrooms, 6 reception rooms, kitchen/breakfast room, utility room, boot room, 2 downstairs cloakrooms with WC, gardens with tennis court and parking. In all, approximately 1.1 acres.

Annexe: Reception room with kitchen area, bedroom, shower room and utility room.

LOCATION

The property is situated in the village of Steep, in the heart of The South Downs National Park. Petersfield lies approximately 1.5 miles to the south and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafés, and further shops. The train station provides a direct service to London Waterloo to the north (in approximately 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.

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 bear left into Station Road, continue over the level crossing and at the roundabout take the second exit into Bell Hill. Proceed up the hill passing the Cricketers Inn on the right and the property is situated on your right, almost immediately after Hayes Cottages, which is also on your right.

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

EPC Rating: Main House "C" (72) and Annexe "E" (51)

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

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Services: Mains electricity, water and drainage. LPG central heating.

Mobile Signal: Outdoor Likely (Ofcom)

Broadband Availability: Superfast (Ofcom)

Flooding: To the best of our knowledge, the property has never flooded.

Parking: Ample driveway parking

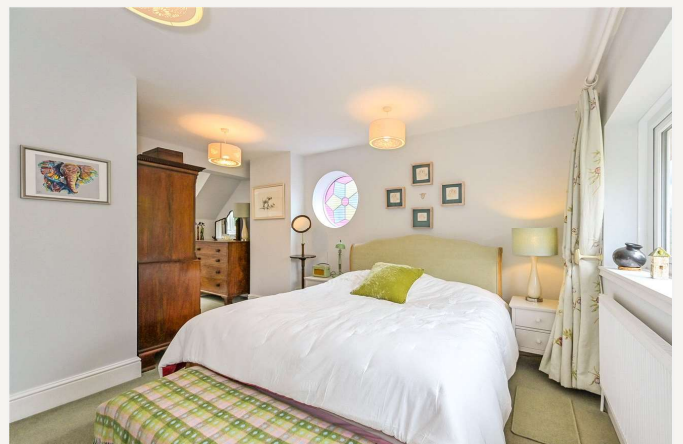
Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///jogging.confusion.spearing



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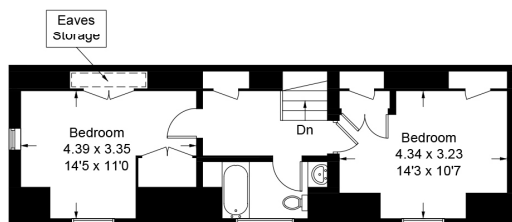
Stoner Hill, GU32

Approximate Gross Internal Area = 386.5 sq m / 4160 sq ft

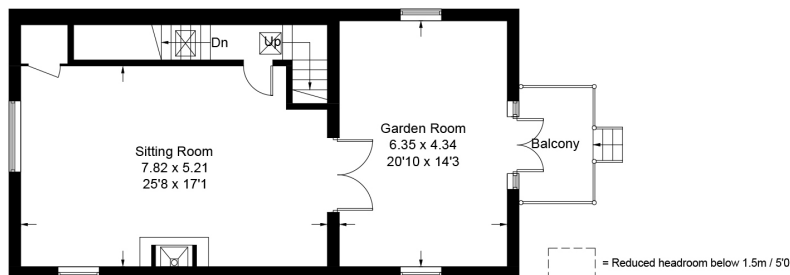
Annexe = 42.7 sq m / 460 sq ft

Shed = 7.8 sq m / 84 sq ft

Total = 437.0 sq m / 4704 sq ft



Second Floor



First Floor



Ground Floor

Annexe

PRODUCED FOR WINKWORTH ESTATE AGENTS.

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 Emzo Marketing 2023.

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