



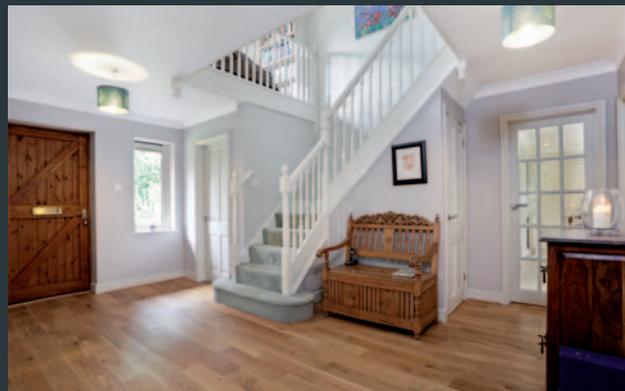
Island Orchard

STEEP | PETERSFIELD | HAMPSHIRE | GU32 1AF

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Bathroom | 2 Further Bedrooms | Family Bathroom | Shower Room | Large Landing used as Library
Entrance Hall | Sitting Room | Family Room | Study | Kitchen/Dining Room | Utility Room | Cloakroom | Double Garage with Garden Store to side | Garden WC
Gardens of about 2 Acres
Petersfield Station 1.5 miles, Petersfield 1.8 miles, Guildford 28 miles, London 58 miles.







| The Property

If you are looking for a family house sitting in large private gardens, convenient for the town and the station, then this property is for you. Island Orchard was built in the mid 1990's in a secluded setting on the edge of Steep adjacent to open countryside. The owner at the time built it very much to their own specification with spacious well proportioned rooms and a flexible layout, currently made up of 3 reception

rooms and a large kitchen/dining room together with four bedrooms, two of which are ensuite. Linked by a covered passageway to the house is a double garage and garden room and evidently our clients have obtained planning in the past to convert this into separate annexe accommodation, so there is that potential. In all a great family house in a secluded but convenient setting.



| Location

The property on the edge of the village. Steep is a highly sought after village under 2 miles from Petersfield and is probably best known as the home of Bedales School. Apart from Bedales, the village has a thriving primary school, tennis and cricket clubs as well as The Cricketers pub 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 at Petersfield 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 good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.





| Outside

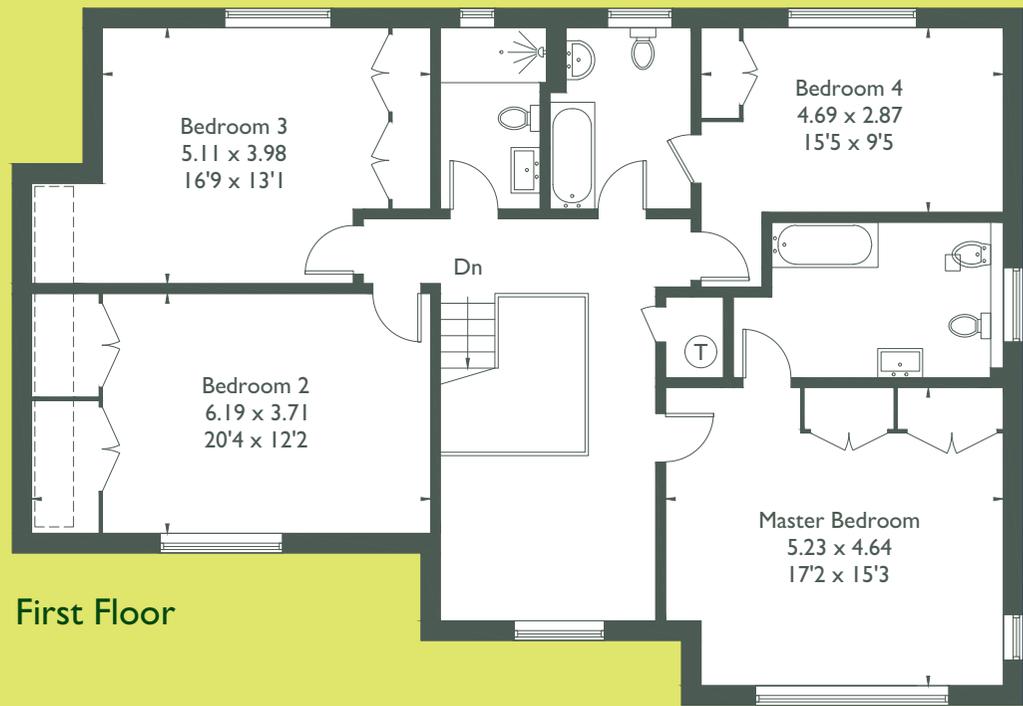
A long drive leads up to a good sized parking area adjacent to the house. Beyond this are the gardens which are made up of large open areas of lawn and to the rear of the house there is a large terrace bounded by extensive herbaceous borders. In one corner of the garden, there is a summer house. To the rear of the garden there is the remains of an old apple store and the gardens total about 2 acres.



Approximate Gross Internal Area = 264.9 sq m / 2851 sq ft
 Garage & Workshop = 50.7 sq m / 546 sq ft
 Total = 315.6 sq m / 3397 sq ft

Floorplanz © 2017
 0203 9056099 Ref: 195113

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.

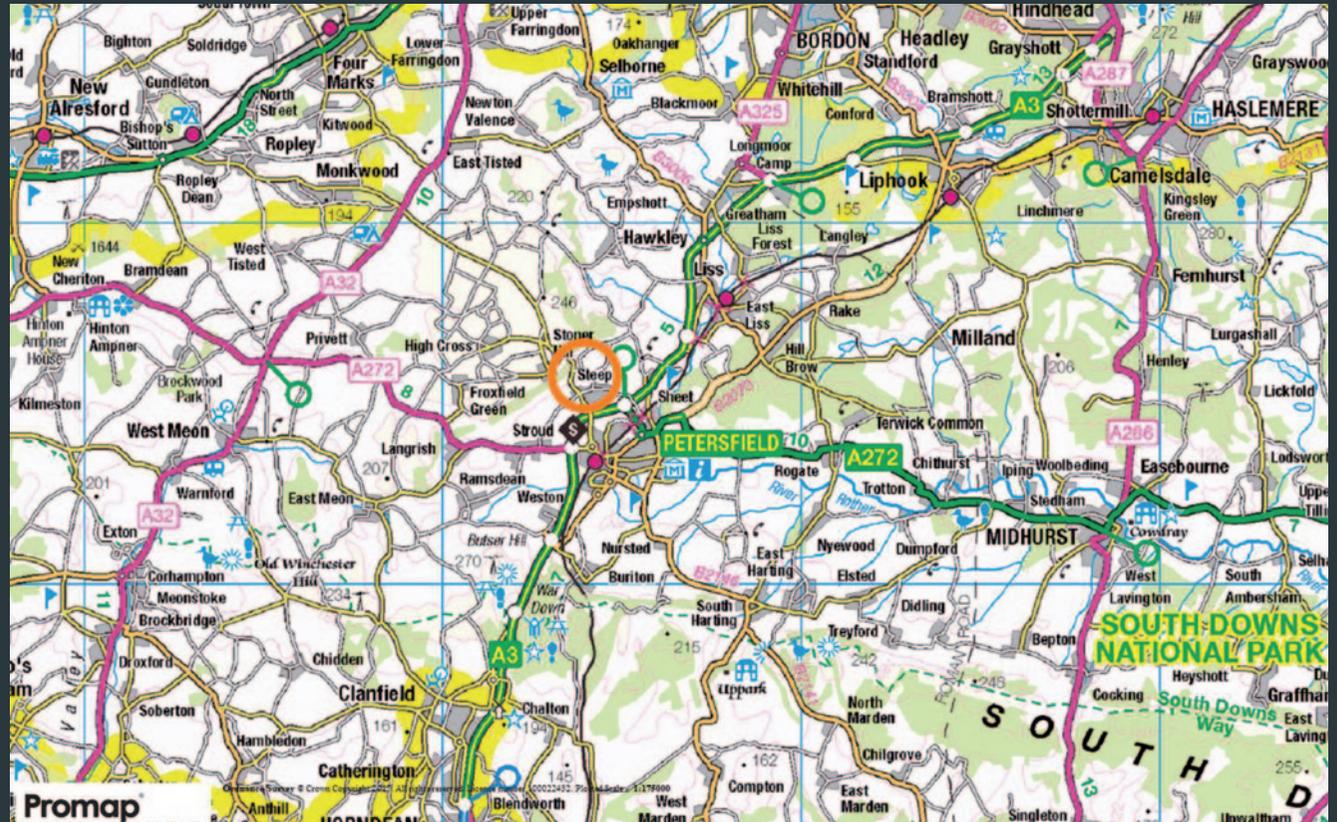


I Directions to GU32 1AF

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 go straight on for a further 200 yards and turn right into Hays Cottages. Go along the road and in the corner on the left where the bends sharply round to the right you will see an access road on the left between two hedges. Proceed down here past the garages on the left and straight on where you will come to the drive to Island Orchard.



Viewing strictly by appointment



Services: Mains water, electricity and drainage, oil fired boiler providing hot water and central heating via radiators.

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

Council Tax: Band G. EPC: D63.

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. Maps and plans shown as a guide only.

Details and photographs dated August 2017.