



## Steep Cottage

BELL HILL | STEEP | PETERSFIELD | GU32 2DP

Wilson | Hill

3 Bedrooms | 2 Bathrooms | Entrance Hall | Sitting Room | Dining Room | Kitchen | Utility Room | Cloakroom | 2 Garages | Parking  
Gardens of 0.41 acres (0.166 ha) including partially walled rear garden

Mileages: Petersfield 1 mile, Guildford 27 miles, London 58 miles.



### | The Property

Steep Cottage is an attractive period property dating we believe from the late Victorian period and originally believed to have been an Oast house, with more recent additions, in a picturesque setting on the edge of the village with attractive views over open countryside to the Hangers. A partially walled rear garden is also a significant feature.

The house is currently offered with three bedrooms and two bathrooms, one of which is on the ground floor, together with a sitting room, dining room, kitchen and utility room. We do believe there is scope to enlarge the house subject to the necessary consents. In all an attractive period cottage in a great setting and an early appointment to view is strongly recommended.

### | Location

The property lies on the edge of Steep which is a highly sought after village about 1 mile from Petersfield and is probably best known as the home of Bedales School. The village also has a thriving primary school, tennis and cricket clubs as well as two pubs, with The Cricketers 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 drive leads down to a parking area and in one corner there are two garages. The gardens are mainly to the rear of the cottage with open areas of lawn and some mature trees and shrubs and they total 0.41 acres in all. There is also a greenhouse and garden shed.



## Directions to GU32 2DP

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 0.3 miles where the house is the last one on the left before you get to open countryside.



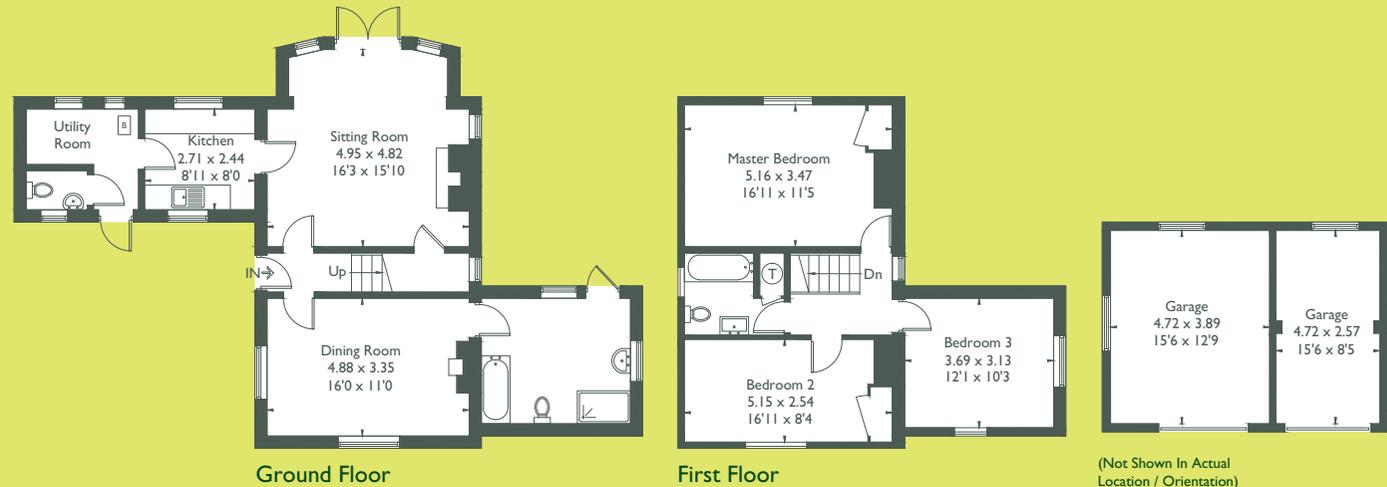
**Services:** Mains water and electricity, shared private drainage, oil fired boiler providing hot water and central heating via radiators.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G

**EPC:** G16

Approximate Gross Internal Area = 126.2 sq m / 1358 sq ft  
Garage = 31.0 sq m / 334 sq ft  
Total = 157.2 sq m / 1692 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 198723

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.

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 October 2017.

Viewing strictly by appointment