



Island Croft

ISLAND | STEEP | PETERSFIELD | HAMPSHIRE | GU32 1AE

Wilson | Hill

Master Bedroom with adjacent Dressing Room | 2 Further Bedrooms | Family Bathroom | Hall | Sitting Room | Dining Room | Kitchen | Study | Utility Room | Cloakroom | Studio
Garage | Parking | Attractive Gardens of about 0.3 Acres (0.121 ha)

Petersfield Station 1.5 miles, Petersfield 1.8 miles, Guildford 28 miles, Chichester 18 miles, London 59 miles



| Location

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 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.

| The Property

Island Croft is that rare thing, looking like a cottage from the outside, but with great internal space, well proportioned rooms and good ceiling heights, having the feeling of a much larger house than it is. The accommodation includes a master bedroom with adjacent dressing room and there is potential within this space to create an ensuite shower room and then there are two further large bedrooms and a family

bathroom. On the ground floor there is a lovely large sitting room and a big dining room linking to the kitchen. A study and utility room are also provided and adjacent to the house there is the studio which is suitable for a wide variety of uses including a separate fun area for children if required. This property is a real gem and needs to be viewed to be truly appreciated.





Outside

A gravel drive leads up to a parking area with space for numerous cars and adjacent to this is the studio building. At the bottom of the drive approached via another access is the single garage. There is a large front garden made up of terrace with pergola, extensive herbaceous borders and an area of lawn and to the rear there is then a further area of garden with another terrace adjacent to the house, lawns and then woodland behind. The grounds as a whole total about 0.3 acres.



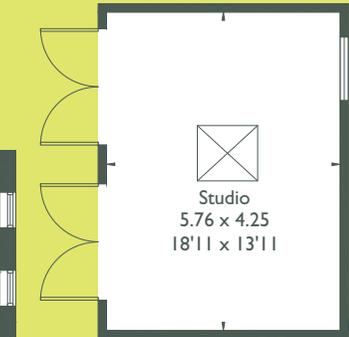
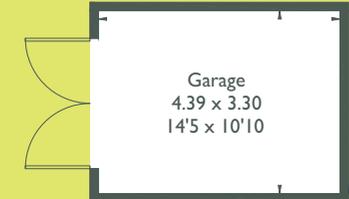
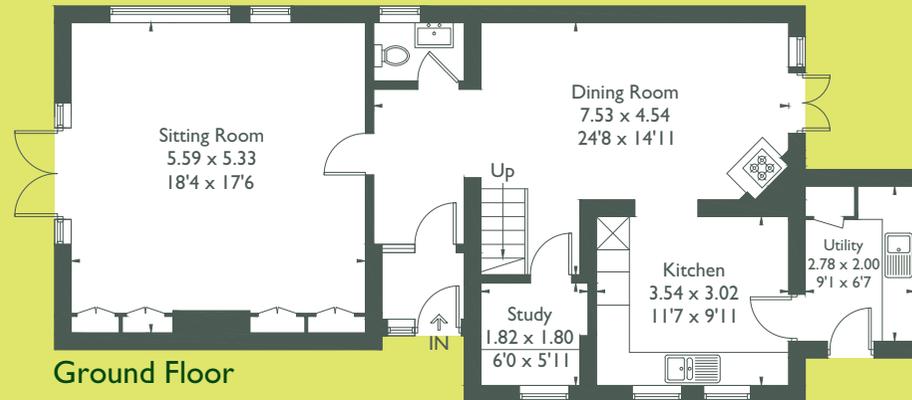
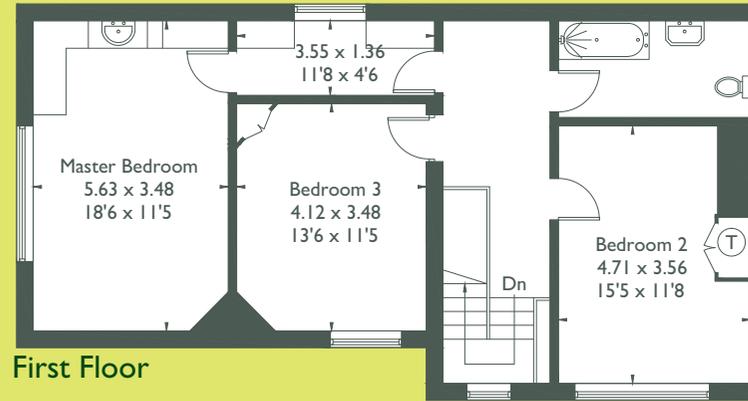
I Directions to GU32 1AE

Following the A3 south from Guildford and 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 left signed to Petersfield. At the next roundabout again take the first exit on the left signed to Froxfield and Steep. Proceed out of the town, over the A3 and on into Steep. Carry straight on past The Cricketers Public House on your right and then about 500 metres later just as you are leaving the village and the road starts to go up Stoner Hill, turn right into The Island. Go along for about 50 metres and take the third entrance you come to on the left which brings you into Island Croft.



Viewing strictly by appointment

Approximate Gross Internal Area = 162.7 sq m / 1751 sq ft
Outbuildings = 38.9 sq m / 418 sq ft
Total = 201.6 sq m / 2170 sq ft



Outbuildings
(Not Shown In Actual)

Floorplan © 2018
0203 9056099 Ref: 213312
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.

Services: Mains water and electricity, private drainage shared with two other properties, 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 F. EPC: E40.

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 June 2018.