



Sandsbury Cottage

STEEP | PETERSFIELD | GU32 2DP

Wilson | Hill

4 Bedrooms (Master Bedroom with En Suite Shower Room) | Family Bathroom | Hall | Cloakroom | Drawing Room | Sitting Room | Study Area | Kitchen/Dining Area | Boot Room
Utility Room | Double Garage | Off Road Parking | Garden Shed & Greenhouse | Attractive well stocked Garden of about 0.25 of an Acre (0.102 ha)
Mileages: Petersfield 1 mile, Guildford 27.5 miles, Winchester 19 miles, Chichester 17 miles, Portsmouth 17.5 miles
Station at Petersfield 1 mile, A3 1.1 mile



| The Property

Sandsbury Cottage is a comfortable, traditional yet contemporary family home built in the mid 20th century but subsequently extended. The magnificent 'high spec' kitchen/dining area with its lantern roof provides a light, spacious, open plan living, working and entertaining space and access to the garden. Both reception rooms look over the rear garden and there is a useful study space off the hall.

The four bedrooms and family bathroom open on to a galleried landing. The master bedroom enjoys views over the garden and countryside beyond.

| Location

Tucked away down a private drive, Sandsbury Cottage is part of a small self-contained community on the rural edge of Steep, which lies on the lower edge of

the Ashford Hangers, an area of outstanding natural beauty. It has its own primary school and a flourishing village hall, home to the Avenue Nursery School. Central to the village is Bedales School.

Sandsbury Cottage is within walking distance of Petersfield Mainline Station (London Waterloo in just over an hour) and the town centre beyond, with its wide range of shopping and recreational amenities

and two schools (The Petersfield School and Churchers' College).

The A3 provides good regional transport links to Guildford, the M25 and London and, to the south, Portsmouth, Southampton and Chichester.

I Outside

The house sits well in a mature south-west facing garden plot, approached over a shingle driveway with plenty of off-road parking and a large wooden garage. The rear garden is well established with herbaceous borders, plentiful shrubs, fruit trees and vegetable beds. The large paved terrace, which looks over the garden and rural views beyond, provides ample entertaining space. In all the garden and grounds extend to about 0.25 of an acre (0.102 ha).



“ Best of both worlds: delightful house and beautiful garden enjoying the advantages of both the Hampshire countryside and a character market town **”**



Directions to GU32 2DP

From Petersfield station head west over the level crossing and at the mini roundabout take the 2nd exit (signed Froxfield/Steep) into Bell Hill. Follow out of the town, over the A3 and you will start to come around a left hand bend, pass a wide left turning and then turn left between the telegraph poles into the next drive. Carry straight on (not right) and Sandsbury Cottage will be seen ahead of you.



Services: Mains water and electricity, oil fired heating and hot water. Private drainage septic tank.

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

Council Tax: Band G

EPC: D66

Approximate Gross Internal Area = 182.9 sq m / 1969 sq ft

Garage = 32.1 sq m / 345 sq ft

Total = 215 sq m / 2314 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 183071

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 March 2017.

Viewing strictly by appointment