



Gardners Farm House

STEEP MARSH | HAMPSHIRE | GU32 2BJ

Wilson | Hill

3/4 Bedrooms | Bathroom & Ground Floor Shower Room/Cloaks | Sitting Room | Dining Room | Study | Conservatory | Kitchen/Breakfast Room | Utility Room | Cellar
Double Garage with Store | Office/Ancillary Accommodation with Kitchenette, Shower Room and Open Plan Living Room/Bedroom 5
Stable Block for 2 Horses with Tack Room and Hay Store | Greenhouse | Log Store | Field Shelter | Garden, Vegetable Area and Paddocks in all about 3.25 acres (1.31 ha)
Mileages: Petersfield 2.7 miles, Liphook 8.4 miles, Guildford 27.4 miles, Portsmouth 19.1 miles
Main line station at Petersfield, A3 0.3 mile







| The Property

Gardners Farm House is set back in a private position approached over a long drive via a country lane. It is in an elevated situation and the extensive views are breath taking and the house exceptionally attractive. It is a Grade II listed timber framed structure originally dating from the 16th century. Consequently, there is plenty of character and two impressive inglenook fireplaces. A happy family house for over 38 years the space inside has adapted to family needs over the generations being very much a country home. The kitchen has been refitted in recent years and along

with the dining and sitting rooms, benefits from the fabulous views to the front. The study provides a versatile space for either work or entertainment and the conservatory to the rear has doors opening onto a private rear terrace ideal for barbeques. Upstairs many of the bedrooms have vaulted ceilings, creating a good feeling of space around the timber framed structure and two are in tandem. The ancillary accommodation provides space for guests, family or homeworking and has its own deck and a brilliant rural outlook.





Location

Steep Marsh is set along several country lanes and forms a collection of rural hamlets, over a mile to the north of Sheet which has a church, popular village school and several pubs including the Queens Head. There are excellent Tennis and Cricket clubs at Steep as well as the charming Harrow Inn. Petersfield, with its comprehensive range of facilities including Waitrose and a mainline station, is 2.7 miles away. There is also a wide range of private and state schools locally including Bedales, Churcher's College, Ditcham Park and Highfield at Liphook with TPS in Petersfield.

The property is a short drive from the A3 which provides fast road links to the M25, London and also the South Coast with its attractive harbours and creeks. The larger county centres of Guildford, Chichester and Winchester are all within reasonable driving distance.

The property sits within the South Downs National Park with extensive recreational and leisure activities and much of the surrounding countryside is crisscrossed by footpaths and bridleways including the Hangers Way nearby. The network of local lanes also provides great cycling routes.



I Outside

The property is approached via a sweeping driveway which leads up to a large turning and parking circle adjacent to the front of the property. The first section of drive belongs to a neighbour with rights of access over it. The garden is mostly situated around the house and essentially lawn for ease of maintenance with cottage gardens plants, shrubs and herbs. There are also some lovely mature trees including oak and yew. A high beech hedge provides a sheltered area to the rear of the house where there is a useful paved terrace, beyond which are several fruit trees and vegetable garden. To the south and west are fenced areas of

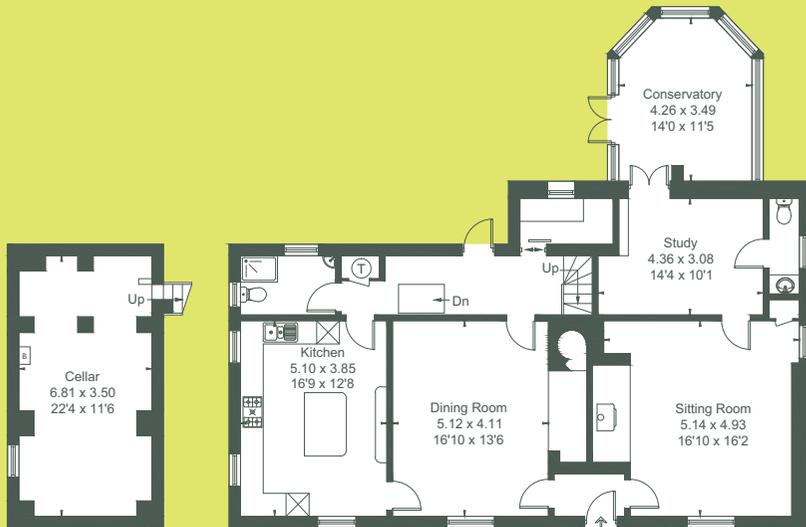
paddock with options for horses or grazing of livestock or wonderful walking and amenity space as there are some commanding and exceptionally lovely views towards the distant Hangers and surrounding countryside. In all the acreage extends to about 3.25 acres (1.31 ha).

“A unique opportunity to own an attractive Grade II Listed farmhouse set in a private elevated position in the South Downs National Park with remarkable views”



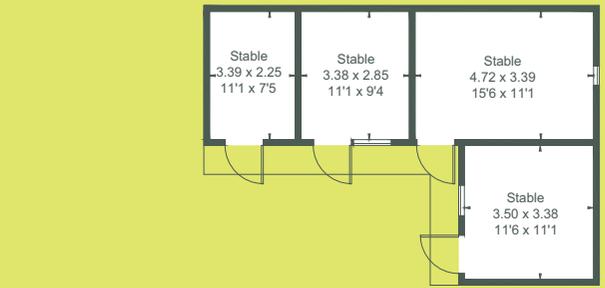


Approximate Area = 225.1 sq m / 2423 sq ft
Cellar = 23.8 sq m / 256 sq ft
Annexe = 70.3 sq m / 757 sq ft
Outbuilding = 46.2 sq m / 497 sq ft
Total = 365.4 sq m / 3933 sq ft
Including Limited Use Area (10.2 sq m / 110 sq ft)

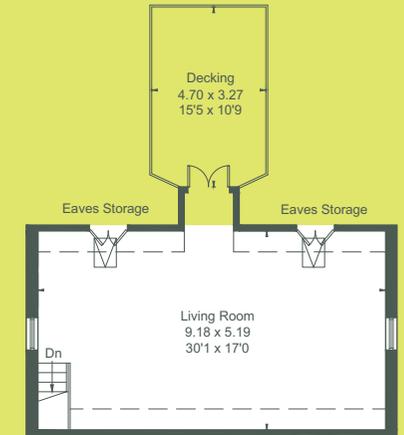


Cellar

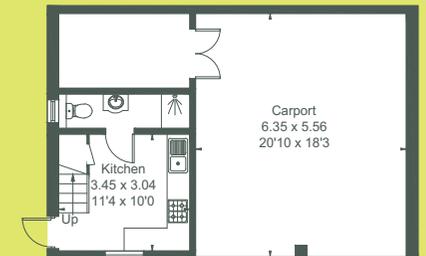
Ground Floor



First Floor



Annexe - First Floor



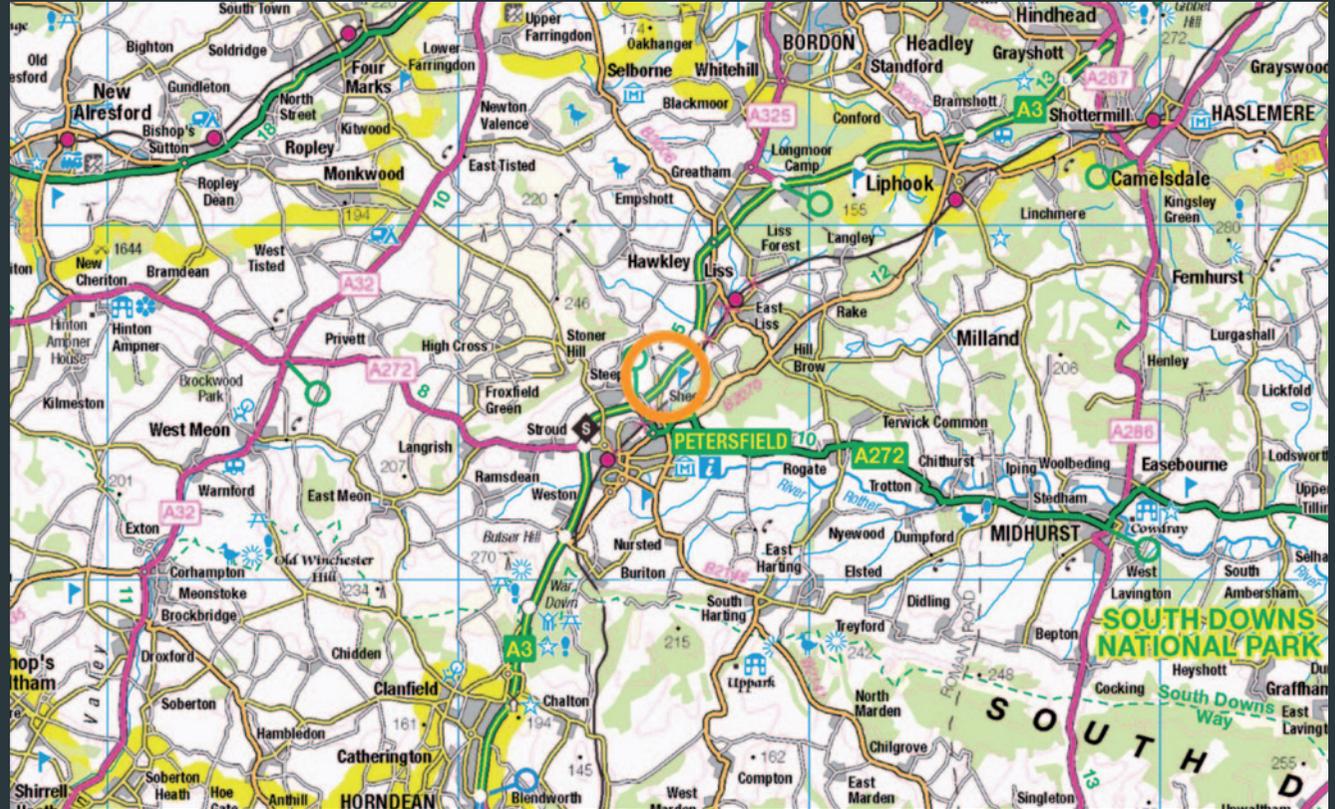
(Not Shown In Actual Location / Orientation)

Annexe - Ground Floor

I Directions to GU32 2BJ

*From the A272/A3 Winchester/Alton junction at Petersfield head north on the A3 for about 1 mile past a lay-by and take the next left hand turning (Steep Marsh), carry on down the single track lane for 100 yards and look for a private drive on your right (just beyond the office buildings). Carry on up the drive to the top.

From London take the A3 to Petersfield exiting on the Winchester/Alton A32/A272 exit go around the roundabout and back onto the north carriageway of the A3 and follow as * above



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Services: Mains water, electricity and private drainage, oil fired boiler providing hot water and heating.

Council: East Hampshire District Council
www.easthants.gov.uk Tel: 01730 266551

Council Tax: Band G.

EPC: Listed building exempt. Flat EPC: E52.

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.

Photographs dated July 2021 details September 2021.

