



Whytton House

CHURCH ROAD | STEEP | PETERSFIELD | HAMPSHIRE | GU32 2DA

Wilson | Hill

5 Bedrooms | 2 Bathrooms (1 En Suite) | Entrance Hall | Drawing Room | Dining Room | Snug | Interconnecting Kitchens | Breakfast/Sun Room | Larder | Boiler/Utility Room
Cloakroom | Garage & Sheds | Garden & Grounds of about 1.63 acres (0.66 ha) | Planning Consent for Substantial Replacement House SDNP/22/02068/FUL
Further 4.82 acres (1.95 ha) of Pasture, Woodland and Stream available separately

Mileages: Steep Village 0.75 miles, Petersfield 1.7 miles, Guildford 26 miles, Chichester 16 miles, Winchester 20 miles. Local station at Petersfield. A3 at Petersfield.



| The Property

A charming family house in an unspoilt rural setting in need of refurbishment and with potential for extension. Available for the first time in over 65 years, the house is approached over a sweeping drive and is well positioned in the heart of a mature garden plot. Inside there are three reception rooms, a dual kitchen, breakfast room and, upstairs five bedrooms and two bathrooms, many with rural aspects. The house is not Listed.





I Location

Steep village lies on the lower edge of the Ashford Hangers in the heart of the South Downs National Park. It has its own primary school, a flourishing village hall and lovely old church. Central to the village is Bedales School, which is within country walking distance, as are the extensive local walks (including the Hangers Way) via a wide network of footpaths accessing the surrounding countryside. The well-regarded Steep Tennis Club is within a short stroll, as is the cricket club and renowned local pub The Harrow Inn.

The village is close to the old market town of Petersfield with a mainline station (to London Waterloo) and its wide range of shopping, recreational and cultural amenities. Private and state schooling choices include The Petersfield School and Churcher's College in the town.

The A3 provides good regional transport links to Guildford, the M25 and London and, to the south,

the coastal city of Portsmouth with its ferry port. The other regional centres of Winchester and Chichester are all within reasonable driving distance, as are the harbours, beaches and creeks of the South Coast.



I Outside

The house has a turning and parking area in front of the house and is positioned in established garden and grounds which are well arranged around the house. Mature hedges, shrubs and trees provide privacy and structure. Essentially the garden is mainly set to lawn, under planted with a profusion of spring bulbs which provide seasonal colour. To the rear is an old orchard area. Overall this is a wonderful space for children to free-range in, explore or for any keen gardener to enjoy. In all about 1.6 acres (0.66ha).

Adjoining the rear garden and separately accessed from the lane is an area of pasture, woodland and a section of the Ashford stream, which is available by separate negotiation and extends to about 4.82 acres (1.95 ha).

Planning: Planning permission was granted 21.7.22 for a substantial replacement contemporary house under reference number: SDNP/22/02068/FUL.

I Directions to GU32 2DA

Exit the A3 at the Winchester Alton exit. At the roundabout, turn left towards Petersfield (by BP garage). At the next roundabout take the first exit (Bell Hill, Steep and Froxfield). Cross over the A3 and turn right at the crossroads (at The Cricketers Pub) to Steep village. Carry on through the village, pass the church and down the hill, pass Steep Tennis Club and just after the red post box and before the sharp right turning you will see the drive to Whytton House straight ahead of you.



Viewing strictly by appointment

Approximate Floor Area = 248 sq m / 2667 sq ft

Garage = 26 sq m / 280 sq ft

Garden Equip = 9.3 sq m / 100 sq ft

Total = 283.3 sq m / 3047 sq ft



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Services: We understand the property is connected to mains water, electricity and drainage. Oil fired heating.

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

Council Tax: Band G

EPC: F24

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 February 2023.

