



Home Cottage

STEEP MARSH | HAMPSHIRE | GU32 2BP

Wilson | Hill

5 Bedrooms | 2 Bathrooms | Dressing Room | Entrance Hall | Sitting Room | Large Kitchen/Dining/Living Room | Boot Room | Cloakroom | Shed

Attractive Gardens housing vegetable garden and formal lawns | In all about 0.946 of an acre (0.383 ha)

Mileages: Petersfield 2.3 miles, Liphook 8 miles, Guildford 25 miles, Portsmouth 22 miles

Main line station with 4 trains an hour at Petersfield (fast train just over 1 hour), A3 0.8 mile



| The Property

Home Cottage is set back from a country lane in a slightly elevated position with lovely westerly views and approached up a sweeping driveway. The house dates from the second half of the 20th Century and has been the subject of a thoughtful and sympathetic two storey extension by the current owners to create a wonderful family home. Offering a lovely light interior, the house boasts a wonderfully spacious kitchen/dining room with a lovely outlook across the gardens, a separate sitting room with wood burning stove, five bedrooms and a very generous boot room with utility area.





| Location

Steep Marsh is set along several country lanes and forms a collection of rural hamlets, one mile to the north of Sheet which has a church, popular village school and three pubs including the charming Harrow which is a short walk along the Kettlebrook from Home Cottage. Petersfield with its comprehensive

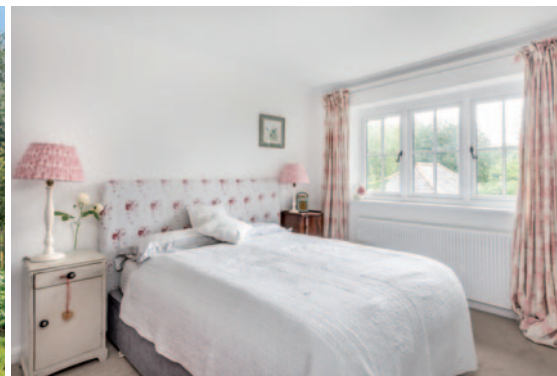
range of facilities, including Waitrose and a mainline station is 2.3 miles away. There is also an excellent range of schools locally including Bedales, Churcher's College, Ditcham Park and Highfield at Liphook, with many other state owned and independent schools in the area.

The A3 provides good regional transport links to the South Coast and M25 beyond. The larger county centres of Guildford and Chichester are all within reasonable driving distance, as are the harbours, beaches and creeks of the South Coast.

The property sits in the heart of 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.

| Outside

The property is approached through a five bar gate and a sweeping driveway leads up to a large turning and parking area adjacent to the front door of the property. The garden is mostly situated to the south and west of the house offering various areas, including a vegetable garden, a partly walled garden and lovely, formal gardens housing specimen trees, flowers and well stocked beds, principally laid to lawn part of which is governed by an agricultural restriction, with lovely views towards the distant Hangers. In all the gardens extend to about 0.946 acres (0.383 ha).



I Directions to GU32 2BP

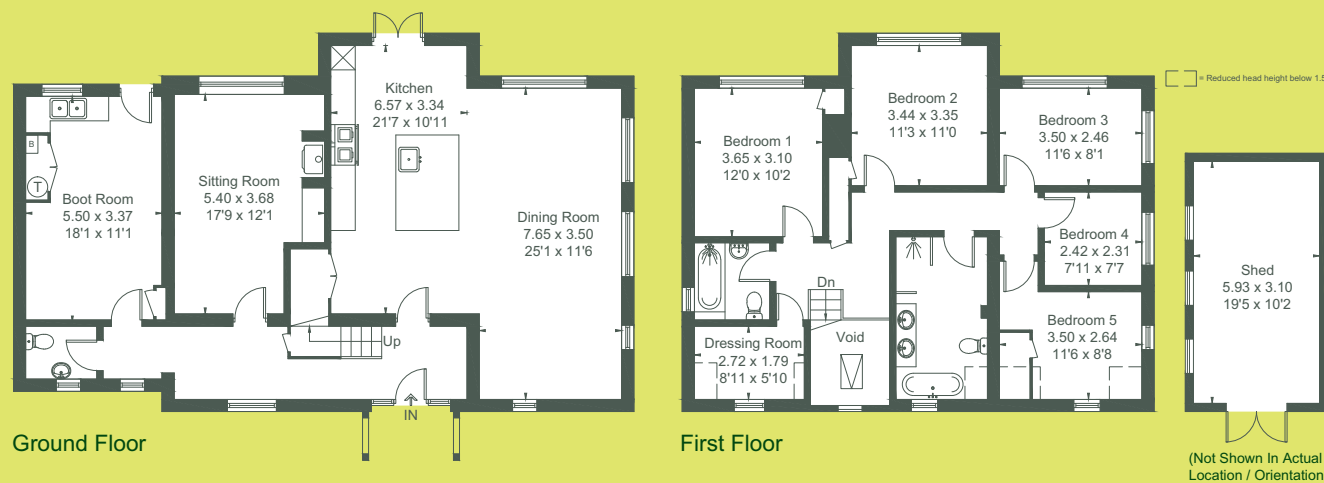
On arriving at Petersfield on the A3, take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first exit on the left again signed to Midhurst. Follow the road down for 300 yards and then take the first turning on the left into Inmans Lane. Follow this through the village of Sheet, go past the church and carry straight on out of the village and under the railway bridge where you come to Steep Marsh. Go under the A3 and carry on for about 0.3 miles where the road bends sharply round to the left. Carry on for a further 150 yards, keeping right round the bend and the entrance to Home Cottage will be seen on the right hand side (five bar gate).



Details and photographs dated July 2021.

Viewing strictly by appointment.

Approximate Area = 196 sq m / 2110 sq ft (Excluding Shed / Void)
Including Limited Use Area (2.6 sq m / 28 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 281910

Services: Mains water, electricity and drainage, oil fired boiler providing hot water and heating. Electric Everhot 3 oven cooker.

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

Council Tax: Band E. **EPC:** E51.

Agent's Note: Planning permission has been granted (02/2021) to erect a detached, single storey workshop with attached car port, Oak-framed lean-to on front elevation, new bay window and open framed porch to the side.

Planning application: SDNP/20/05378/FUL

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.

