



## Pine Court House

ISLAND | STEEP | PETERSFIELD | HAMPSHIRE | GU32 1AE

Wilson | Hill



Master Bedroom with En Suite Bathroom | Guest Bedroom with En Suite Shower Room | 3 Further Bedrooms | Family Bathroom  
Large Open Plan Living Area made up of Sunken Sitting Area and Kitchen/Breakfast Area | Walk in Linen Cupboard | Cloakroom | Family Room | Study | Dining Room | Utility Room  
Detached Studio Building with Large Open Plan Sitting/Bedroom, Kitchen and Bathroom | Double Garage | Parking | Garden Shed | Gardens of about 0.7 of an Acre (0.28 ha)  
Lovely Views to The Downs

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











### | The Property

Pine Court House is a stunning contemporary family house, built in 2010, making the most of its secluded location on the highly regarded private Island Estate on the edge of Steep, with lovely views to The South Downs. The accommodation is very flexible and at its heart is a fantastic open living space divided into sitting, dining and kitchen areas. There are then three

other reception rooms and a utility room on the ground floor and upstairs two suites and three other bedrooms together with a family bathroom. Of particular note is the detached studio building which is suitable for a wide variety of uses and consists of a large main room with then a kitchen and bathroom off. This is a house that has to be viewed to be truly appreciated.







## Location

Steep is a highly sought after village under 2 miles from Petersfield and is probably best known as the home of Bedales School. The village has a thriving primary school, tennis and cricket clubs as well as The Harrow and The Cricketers Pub. 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 has 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.







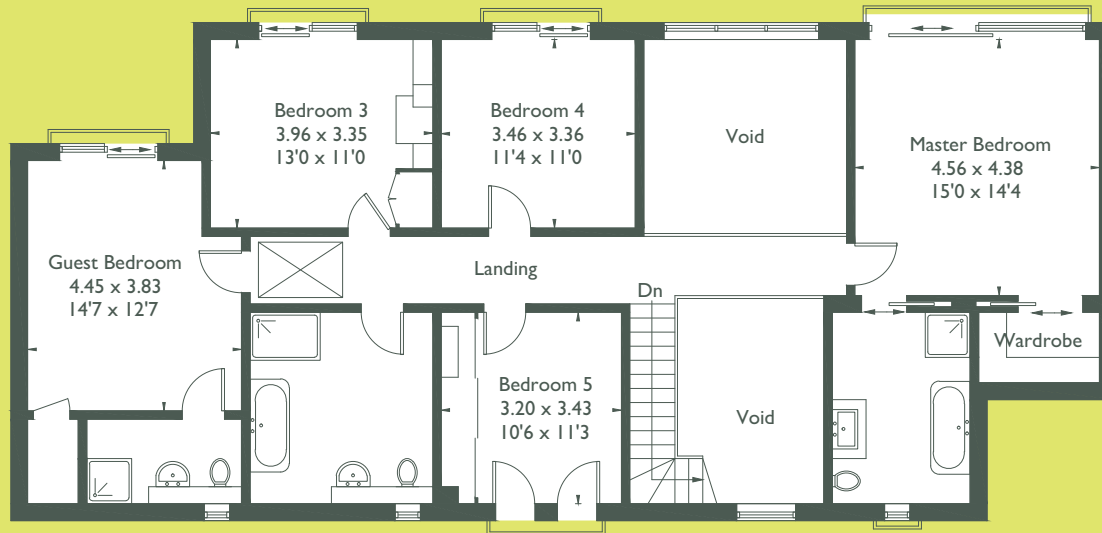
## Outside

A gravel drive leads into a large parking area and adjacent to this is the studio building and the double garage. The main gardens lie on the southern side with large areas of decking leading to open areas of lawn with a meadow and orchard beyond and a vegetable garden leading to light woodland to one side. There is a garden shed in this area as well. Lovely views to the south over open countryside with The Downs in the distance can be enjoyed from most of the house and garden and the grounds total of about 0.7 of an acre (0.28 ha).

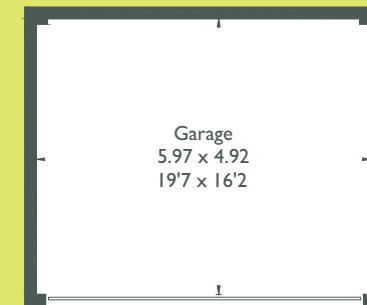




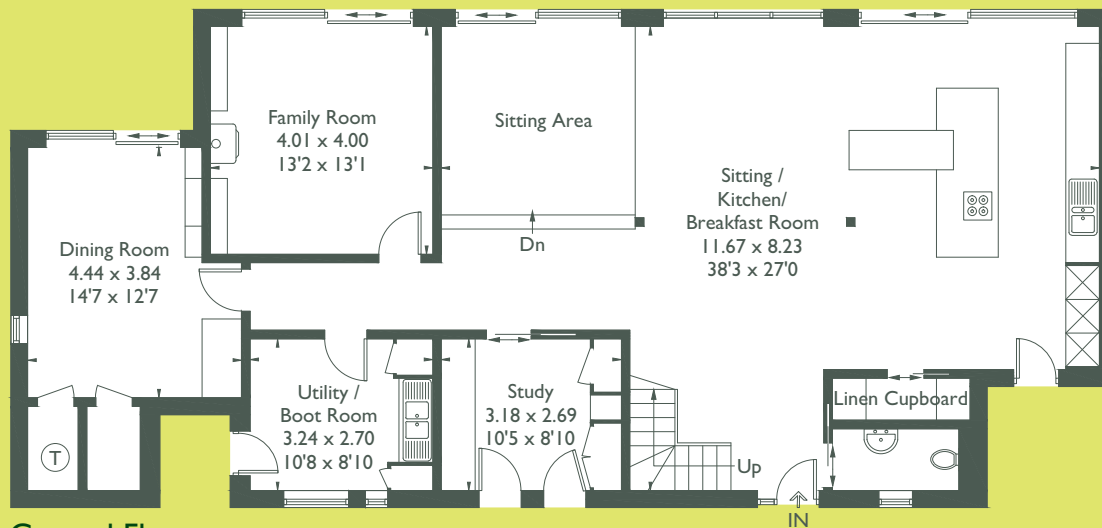
Approximate Gross Internal Area = 267.8 sq m / 2882 sq ft  
 Garage = 29.2 sq m / 314 sq ft  
 Annexe = 43.4 sq m / 467 sq ft  
 Total = 340.4 sq m / 3663 sq ft  
 (Excluding Void)



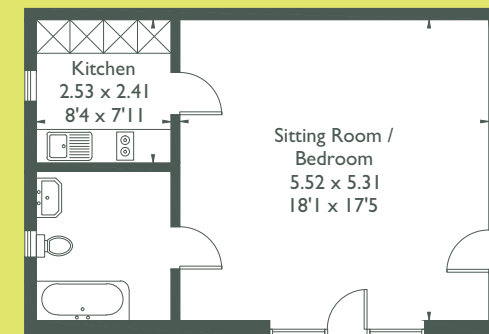
First Floor



Garage - Ground Floor



Ground Floor



The Studio - Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 211908

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.

## 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. After 75 metres bear right and Pine Court House is the 4th house you will come to on the right.



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.

Viewing strictly by appointment



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**Services:** There is an air source heat pump which supplies heating via an underfloor system and hot water, mains electricity and water.

**Council:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G. **EPC:** House – C77. Studio – C74.

**Agents Note:** The property does contribute to an annual service charge for The Island, covering the access road and other communal areas. We understand the charge varies between about £250 and £400 depending on what work is required in any given year. Further information will be provided by our client's solicitor as part of the sales pack.

Details and photographs dated April 2021.

