



# Stonerdale

5 CHURCH ROAD, STEEP, PETERSFIELD, HAMPSHIRE GU32 2DW



CLARKE  GAMMON  
WELLERS

# Stonerdale

5 CHURCH ROAD, STEEP, PETERSFIELD,  
HAMPSHIRE GU32 2DW

DECEPTIVELY SPACIOUS  
ATTACHED PROPERTY  
EXCEPTIONALLY WELL  
PRESENTED

SIX BEDROOMS

THREE BATH/SHOWER ROOMS

FIVE RECEPTION ROOMS

KITCHEN/BREAKFAST ROOM  
OPENING TO CONSERVATORY

UTILITY ROOM

CELLAR

OFF ROAD CAR PARKING

FRONT AND REAR GARDENS



A deceptively spacious stone fronted attached family home having extremely well presented and beautifully proportioned accommodation.

## THE PROPERTY

With accommodation of approximately 3,500sq ft in total, Stonerdale has rooms arranged over three floors and provides exceptional entertaining accommodation. The property would suit an expanding family and is particularly convenient if the children attend Bedales School or Churcher's College.

NB Planning consent was granted in December 2014 (East Hampshire District Council/South Downs National Park SDNP/14/04193/FUL) to build a detached dwelling of around 1900 sq ft gross to the right of the property. Please call the Agents for further information



### GARDEN AND GROUNDS

Approached through a gate and up steps, a pathway leads to the front door, side and rear of the property. The attractive gardens extend to about 0.17 of an acre and feature a terrace to the rear, lawn and well stocked flower beds and borders.

There will be off road parking for three cars when the plot is developed.

### SITUATION

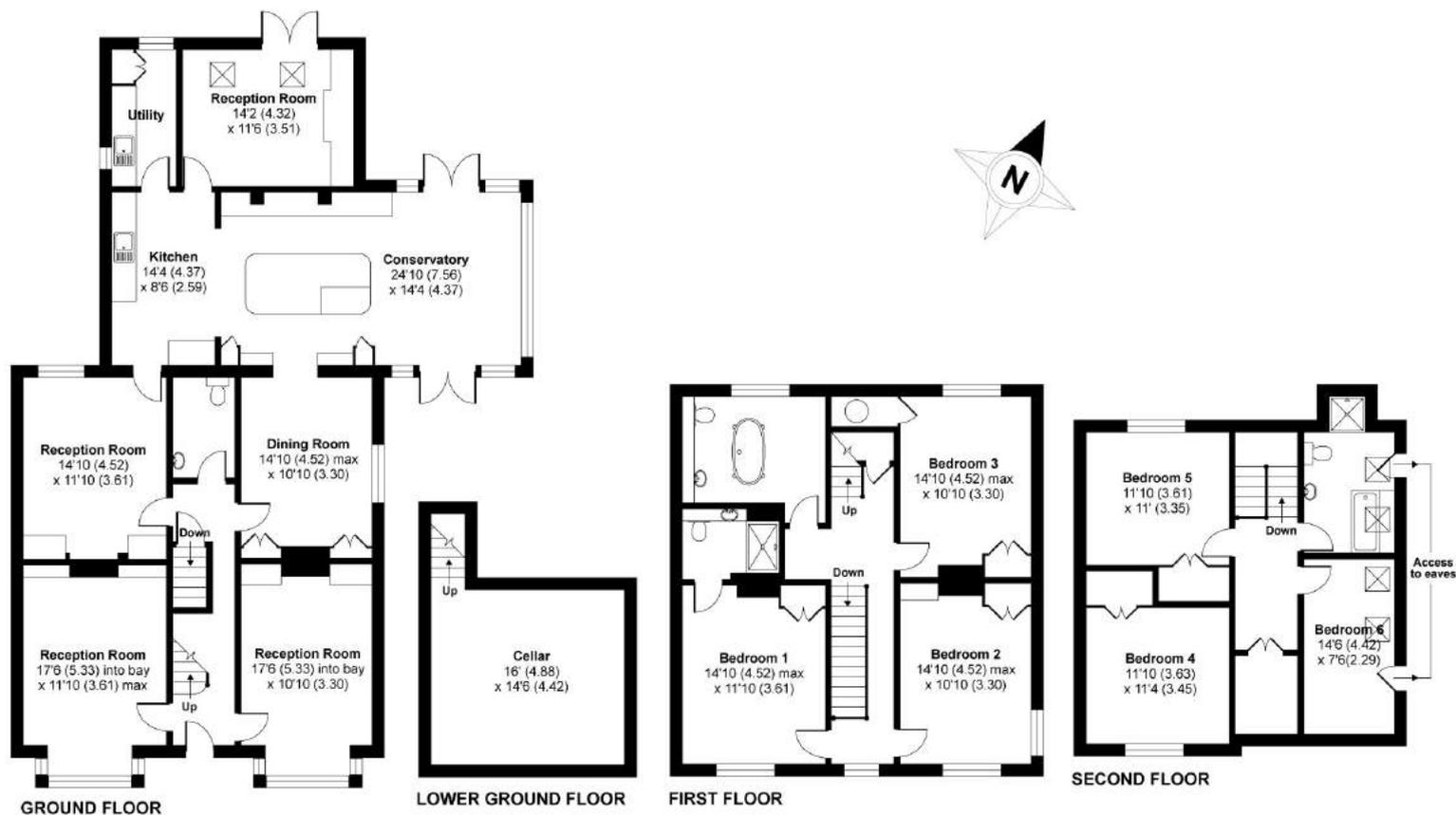
Set within the South Downs National Park, Stonerdale lies close to Steep village centre which provides a shop, public house and school. Nearby Petersfield offers comprehensive shopping, leisure and recreational facilities including the Taro sports centre, open air swimming pool and twice weekly market held in the picturesque Town Square. The area's schools are held in high regard and include Bedales, Churchers, Ditcham and The Petersfield School. Petersfield main line station offers services on the Portsmouth to London Waterloo line with trains to the Capital taking about one hour. The surrounding area is noted for its natural beauty with many well known attractions within easy reach including polo at Cowdray Park, racing at Goodwood and Fontwell and sailing at Chichester.

- PETERSFIELD TOWN CENTRE 1.5 miles
- PETERSFIELD MAIN LINE STATION 1.3 miles (London Waterloo about one hour)
- LONDON 55 miles
- MIDHURST 10.5 miles
- CHICHESTER 17.4 miles
- GATWICK AIRPORT (via A3/M25) 60 miles
- HEATHROW AIRPORT 48 miles



# Church Road, Steep, Petersfield, GU32

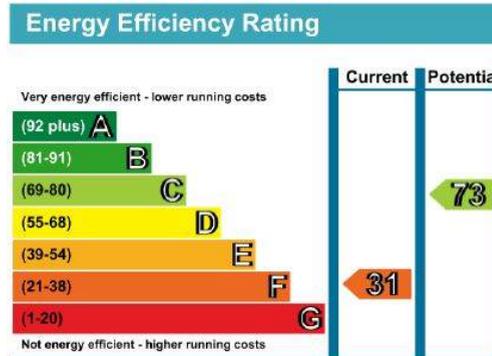
APPROX. GROSS INTERNAL FLOOR AREA 3441 SQ FT 319.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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LOCAL AUTHORITY  
East Hampshire District Council/South Downs National Park  
COUNCIL TAX  
Band G  
SERVICES  
Mains, electricity, water and drainage, oil fired central heating



## HASLEMERE OFFICE LIPHOOK OFFICE

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## DIRECTIONS

Heading southbound from Liphook on the A3, proceed past the first exit for Petersfield and Midhurst taking the next exit signposted Winchester A272. At the roundabout take the first exit and proceed for about 0.25 mile and at the next roundabout take the first exit signed Froxfield. Proceed until reaching Steep taking the right hand turning just before the The Cricketers pub in the middle of the village, where the property will be found on the left after a short distance.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENT CHARTERED SURVEYOR VALUER LETTING AUCTIONEERS

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