



The Country House Company

web: www.country-house-company.co.uk email: info@country-house-company.co.uk



Location:	Steep Nr Petersfield
County:	Hampshire
Term:	1 year with possibility of renewal
Property ID:	1649
Furnishings:	Unfurnished Contractual Residential Tenancy
Bedrooms:	4
Bath/Shower:	3
Cost:	£2950 pcm exclusive, inclusive gardening with inset trampoline.

A very attractive, recently renovated/extended South facing family home in the Arts and Crafts style central to the village of Steep within approx ± 2 miles of Petersfield.

Built in about 1910 with several striking features of the Art and Crafts style, Pennyfold was probably used as the Head Master's house at one point, and now provides excellent 4 Bedroomed, newly renovated family accommodation.

The accommodation centres around the newly extended Kitchen/Dining/Family Room with its Aga and very attractively fitted Kitchen, with underfloor heating and wood Amtico flooring, providing excellent flexible light family space, opening through French windows to the garden where a west facing patio is soon to be laid.

The original Hallway with its Art and Crafts oak door, and bay fronted (south facing) rooms provide two further good Reception Rooms, one with a jet master fireplace. To the rear of the house there is a very practical Rear Hall and Cloakroom with Utility/Boiler Room and further Study/Office. The upstairs landing is light and spacious with striking period columns to the window frames leading to 4 double Bedrooms with 2 newly fitted en-suite (shower/bath rooms) and a Family Bath and Shower Room.

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Sue Crossley
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The house is very well presented and addressed throughout in neutral tones for 'today's' family needs.

The garden is beautifully planted with shrubs and mature trees, giving shelter/shade and seclusion as well as having sunny terraces. There is a vegetable area with fruit cages for the tenants use if required. A new ground level Trampoline is currently being installed. There is a tarmac driveway with garage and shed. There is excellent walking to "the Hangers" and surrounding countryside close at hand.

There will be a double garage and a shed for the tenant's use.

The property has an excellent location, central to Steep, opposite Bedales School and in close proximity to the village school being some 5 minutes from Petersfield and its main line station/A3. Petersfield enjoys all the facilities of a thriving Market Town, with many cultural and sporting activities, good local as well as several renowned private schools including Churchers, Ditcham Park, Highfield and Bedales, together with the benefits of Waitrose and Tesco supermarkets.

Specification

Entrance Hall – with original oak door and Amtico flooring with under floor heating through to

Kitchen/Dining/Family Room – with 2 oven Aga and electric module, very attractively fully fitted with granite worktops and cream units with breakfast bar, and opening to spacious light

-Dining Area with French windows to west terrace

-Family Area – with large toy cupboard

Glazed door to – **Snug/Playroom (S)** with south facing bay

Sitting Room (S) with South Facing bay and glazed door to South terrace, jet master fireplace.

Rear Hall with glazed doors, coat hanging

Utility with boiler

WC

Study – with North facing window overlooking the back garden

Upstairs to spacious light landing with storage/attic room

Master Bedroom (S) with oak cupboards and chest of draws **with En-Suite ShowerRoom**

2 Further Double Bedrooms with built in cupboard

Guest Suite with double bedroom and **En-Suite Bath/Shower**

Family Bath/Shower Room

Garden with driveway, South and West terraces laid to lawn with mature shrubs and trees, fruit trees; raised vegetable beds and fruit cages (if required).

Ground level **Trampoline**

Garage

Shed

White Goods:

Aga- 2 oven

Electric double Aga module oven

4 ring ceramic hobs

Ice maker fridge/freezer

Filtered water

Dishwasher

Positions for washing machine and condensing

tumble drier

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Heating:	Oil fired central heating with under floor heating to Kitchen/Family/Dining Room and Hall (electric)
Curtains/Blinds:	to most windows
Carpets:	or Amtico or tiled
Furniture:	Wardrobe and chest of drawers to be left in master Bedroom
Availability:	1st September 2009
Council Tax Band:	East Hants Band: G £2,267.16 (2009/2010)
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks (orange poor)
Pets:	One well behaved pet if kept to rear of the house
Smoking:	No smoking
Sky:	Sky dish present

Energy Performance Certificate (EPC) available for inspection upon request



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