



**Middlemarch, Steep, Hampshire, GU32 2DL**



**Williams of Petersfield**  
INDEPENDENT ESTATE AGENTS



# MIDDLEMARCH

Bushy Hill - Steep - Hampshire - GU32 2DL

A distinguished country house set in approximately 22 acres, enjoying uninterrupted views over the South Downs National Park and offering immense potential.

## **Main House**

5 Bedrooms | Entrance Hall | Sitting Room | Downstairs Study | Kitchen / Breakfast Room | Family Room | Dining Room | WC | Utility Room | Family Bathroom | Master Bedroom With Dressing Room & En-Suite | Upstairs Study | Balcony

## **Outside**

Double Garage | Games Room / Annexe | Summer House | Greenhouse

## **Approximately 22 acres (8.90 ha)**

Petersfield 3 miles | Portsmouth 20 miles | Guildford 25 miles | Winchester 20 miles | London 60 miles (approximate)

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## **Williams of Petersfield**

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

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Tucked away in the highly desirable village of Steep, Middlemarch offers the chance to own a truly special home, one where space, privacy, and nature come together to create an exceptional lifestyle. With approximately 22 acres of gardens and countryside, and uninterrupted views across the South Downs National Park, this is a place for peaceful mornings, long walks, and unforgettable moments.

Accessed via a private, gated entrance from Mill Lane, the house is approached by a sweeping driveway through mature grounds. There's a sense of calm and seclusion from the moment you arrive.



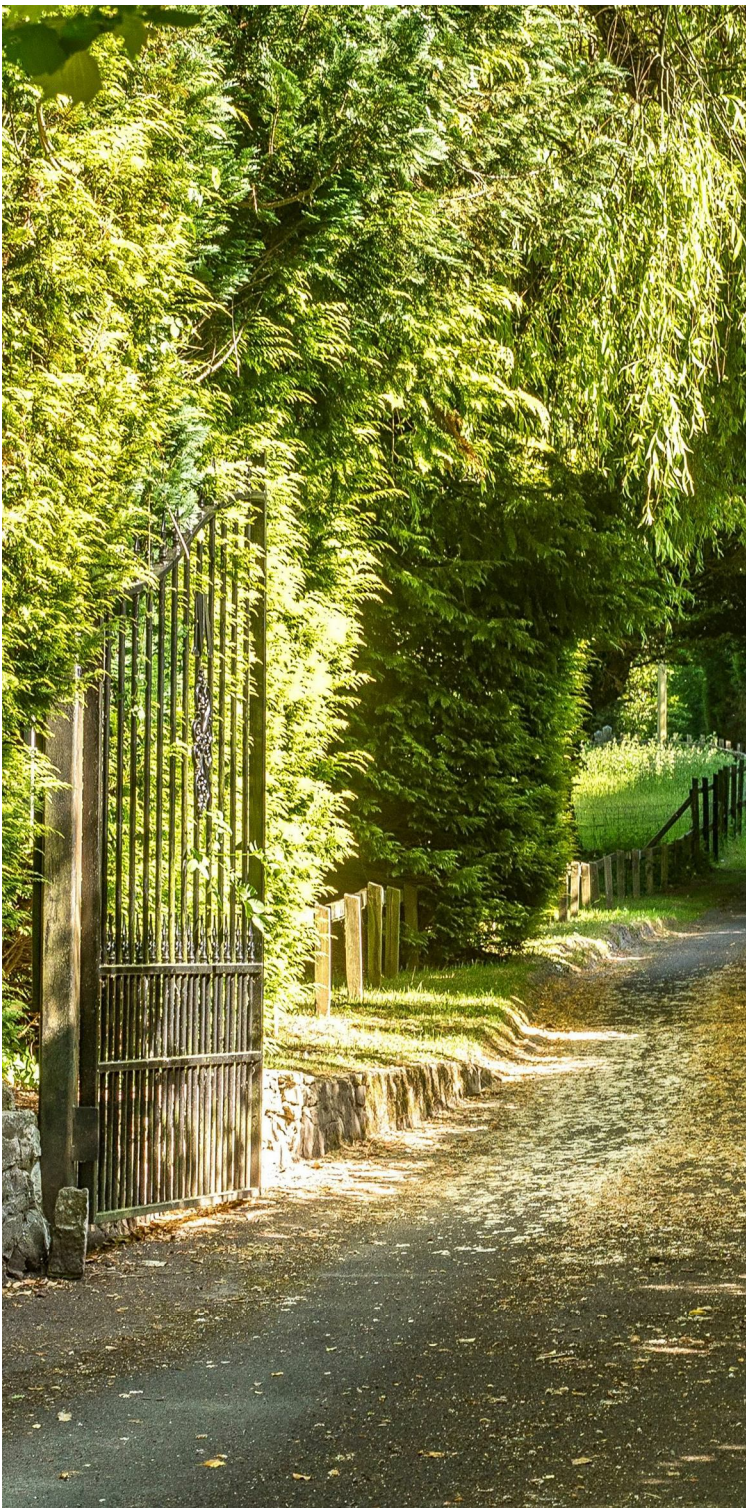
Inside, the house is full of character and charm, offering over 4,500 sq. ft of living space. The reception room, with its exposed brickwork and log burner, is the heart of the home, the perfect spot to gather and enjoy the ever-changing view. The kitchen/breakfast room opens out to the garden, ideal for family meals and entertaining. Downstairs also offers a dining room, family room, study, utility, and cloakroom.

Upstairs, the principal suite is a real retreat, with its own dressing room and en-suite. There are three further double bedrooms, a single bedroom, a family bathroom, and a peaceful balcony, perfect for your morning coffee or a good book.

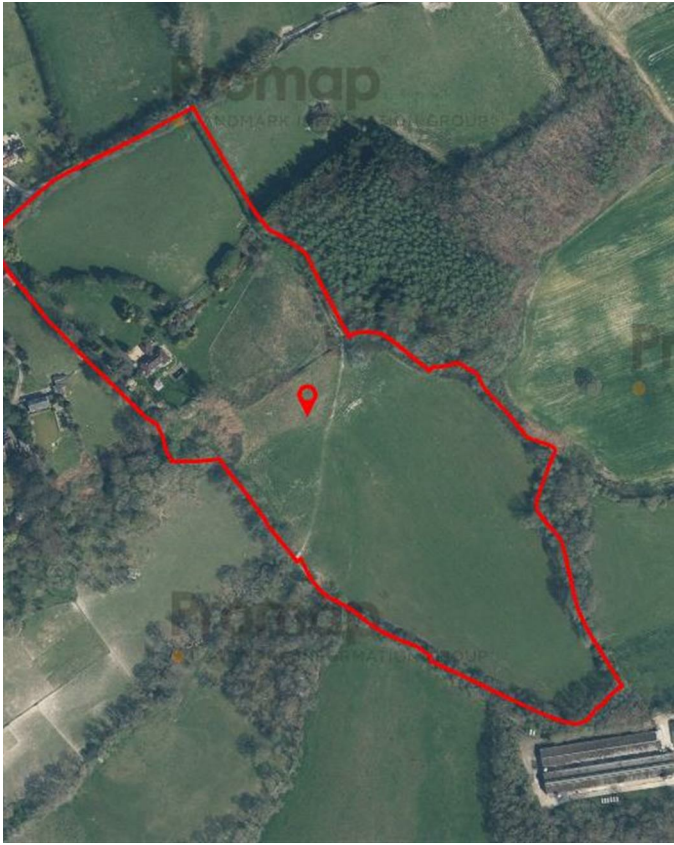
Outside, the property continues to impress. With a games room or home office, greenhouse, summer house, double garage, and ample parking, there's flexibility for hobbies & guests.

Middlemarch is more than just a house, it's a home waiting for new memories to be made, surrounded by nature, space, and the charm of village life.





The property is situated in the sought after village of Steep, just to the north of Petersfield in the heart of The South Downs National Park. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station, (approximately 1.4 miles away) provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel North along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School. Steep has a strong sense of community and benefits from two pubs, (both within walking distance), a tennis club, cricket club, active village hall and popular primary school.



### Method of Sale -

The property is offered for sale by private treaty.

### Services -

Mains water, main electric, mains drainage, oil central heating.

### Rights of Way -

Please discuss with agent.

### Tenure -

Freehold with vacant possession. Awaiting probate.

### Viewings -

Strictly by appointment only.

### What3words -

///ramble.snoozing.quiz

### Directions -

From **Petersfield**, head north on Bell Hill (B2070), following signs towards Steep. Continue for approximately 1.5 miles before turning right into **Church Road** and left onto **Mill Lane**. Follow Mill Lane until you reach the private gated entrance to *Middlemarch* on your right.

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| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | 72        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            | 51                                                                                                            |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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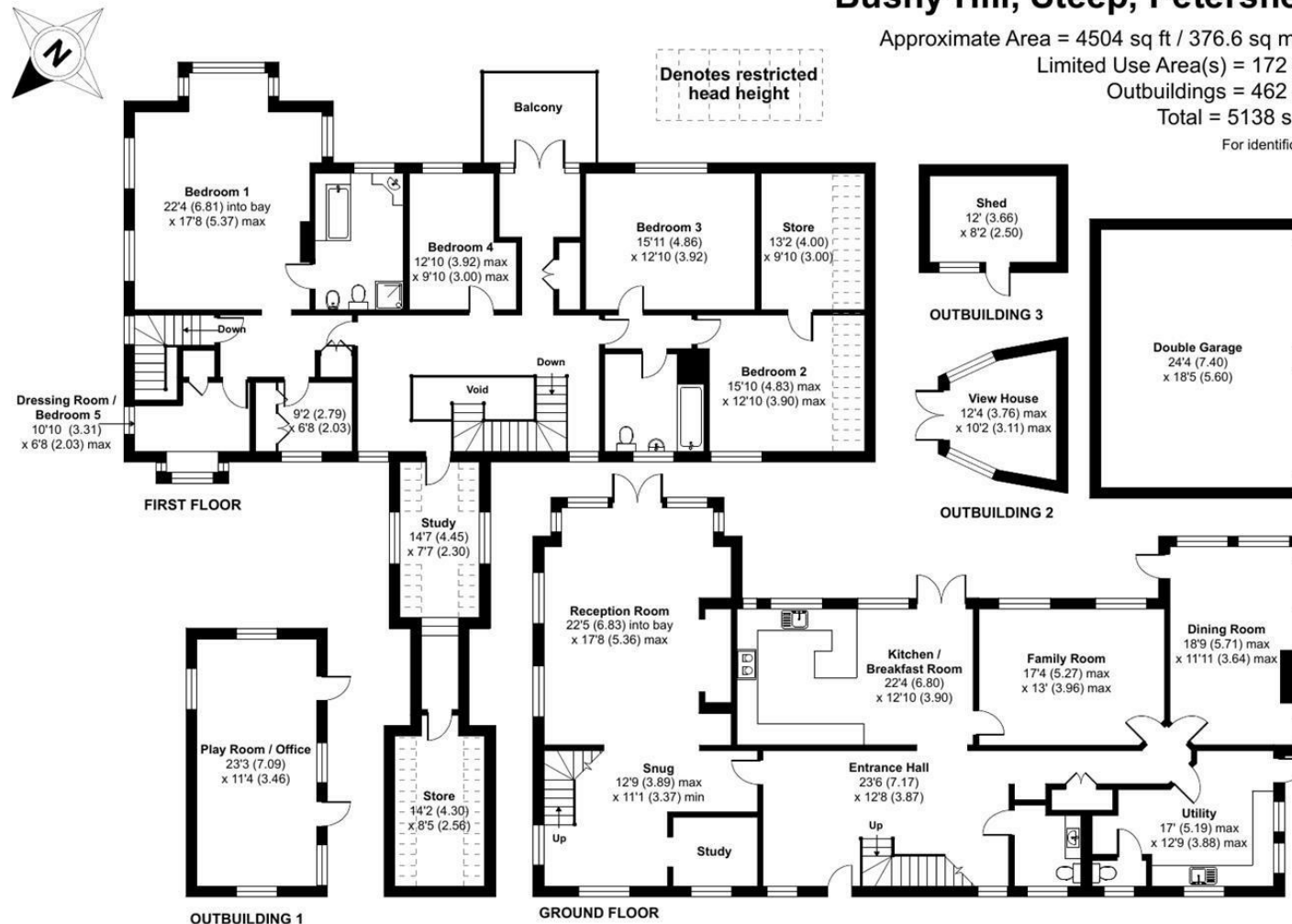
Approximate Area = 4504 sq ft / 376.6 sq m (excludes void)

Limited Use Area(s) = 172 sq ft / 15.9 sq m

Outbuildings = 462 sq ft / 42.9 sq m

Total = 5138 sq ft / 477.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄xhocom 2025. Produced for Williams of Petersfield. REF: 1282482

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