



LITTLE SHACKLES

Harrow Lane, Petersfield GU32 2BZ



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A fantastic 6 bedroom family home set in 1.6 acres, comprising of approximately 3000sqft and within walking distance of Petersfield town centre

Accommodation

6 bedrooms | 2 bathrooms

Large open plan kitchen/dining room, sitting room | 3 further reception rooms; office, entrance hall/snug and living room | Spacious utility room, boot room, cloakroom

Double carport, parking for several cars
Gardens and grounds of approx. 1.6 acres
Swimming pool | Walking distance to Petersfield town centre

In all about 2921 sq ft (271.4sq m)

Petersfield 0.8 miles, Guildford 27 miles
Winchester 20 miles, London Waterloo from Petersfield in approx. 65 minutes
(Mileages are approximate)





LITTLE SHACKLES

Less than a mile from Petersfield town centre and tucked away on the sought-after Harrow Lane, this striking six-bedroom home - designed by local architect Gerald Unsworth in 1926 - offers a wonderful balance of period charm, generous proportions, and modern family living. At around 3,000 square feet, the house is full of light and space, with a layout that feels both welcoming and flexible to family needs. The heart of the home is the expansive and well equipped open-plan kitchen, dining, and sitting area—bright, sociable, and with large kitchen island and doors opening straight onto the garden, it's ideal for everyday family life and larger gatherings alike. A large utility room adds to the practicality, while a spacious boot room provides a useful link between indoors and out. The ground floor also features a series of reception rooms: a triple-aspect living room with an open fireplace, a cosy snug (formerly the entrance hall), and a generous reception room currently used as an office. All are flooded with natural light and offer flexibility for working, relaxing, or entertaining. Upstairs, there are six well-proportioned bedrooms, along with two large family bathrooms. In all, a stunning and spacious family home.

OUTSIDE

A private driveway sweeps off Harrow Lane, leading up to the house, which includes a double carport and plenty of space to park multiple cars. The garden wraps around the side and rear of the property, mostly laid to lawn—great for children or animals to roam freely. It's landscaped with mature trees and well-established borders. To the rear, there's a thoughtfully designed outdoor entertaining area with a fire pit, a swimming pool, and space to relax. A large paddock sits beyond, complete with an orchard, vegetable patch, and informal paths that wind through the landscape. The views stretch out over open countryside. Practical additions include storage sheds and outbuildings.



SITUATION

Little Shackles enjoys an excellent position between the market town of Petersfield and the village of Steep. Petersfield's mainline station is just a 20-minute walk away (0.8 miles) and offers regular services to London Waterloo. The town has a comprehensive range of amenities, including Waitrose, M&S Foodhall, Tesco, and a wide selection of independent shops, cafes, and boutiques. The A3 provides easy access to London, Guildford, and Portsmouth (with ferry connections), while Chichester lies just over the South Downs and Winchester is around 30 minutes away via the A272. The nearby village of Steep has a strong and welcoming community, with two pubs (both within walking distance), a tennis club, cricket club, active village hall, and a well-regarded primary school. There are many highly regarded state and private, senior and junior schools in the area, including Bedales, Churcher's College and The Petersfield School. There are scheduled rail services to London Waterloo from Petersfield which is on the Portsmouth Harbour to Waterloo line. The extensive network of local lanes provides amazing cycling routes and walks with access to footpaths over the gently rolling landscape and Ashford Hangers which is an ancient woodland ideal for any country lovers and outdoor enthusiasts.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property.

Services

Mains water, electricity, and private drainage. LPG tank.

Broadband availability

Superfast available (according to Ofcom)

Mobile/Internet Coverage

Likely (according to Ofcom)

Tenure

Freehold with vacant possession.





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

Approximate Floor Area
Total = 271.4 sq m / 2929 sq ft (Excluding Shed/Carport)
Not to scale. For identification purposes only.



Construction

Brick and tile

EPC Rating

E49

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Council Tax Band: G

Restrictions

In South Downs National Park

Directions (GU32 2BZ)

From Petersfield, turn into Tilmore Road and proceed for just over half a mile and you come to Harrow Lane straight ahead of you. Go along Harrow Lane and Little Shackles is the 2nd house on the right.

What3Words

///precluded.decays.marine

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

BCM Wilson Hill

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NB These particulars are as at June 2025.

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Petersfield

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