



ROZEL COTTAGE

81 Church Road, Steep, Petersfield GU32 2DE



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Petersfield GU32 2DE

A pretty cottage of
character occupying a
highly sought after location
within easy reach of
Petersfield town centre

Accommodation

Entrance Hall | Sitting Room

Family / Dining Room | Kitchen /
Breakfast Room

3 Bedrooms

Ground Floor Shower / Utility Room |
Family Bathroom

Off Road Parking | Delightful Cottage
Gardens

Petersfield (and mainline station)
1.7 miles | Alton 12.5 miles | Chichester
17.5 miles | Winchester 19.2 miles
| Mileages and times approximate





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An attractive detached cottage of character, offering part tile hung and whitewashed elevations beneath a pitched, tiled roof. The cottage offers comfortable accommodation throughout, arranged over two floors, with notable features including open fireplaces, exposed timbers, bathroom facilities on both floors and a spacious kitchen / breakfast room. The property is understood to have once been owned by Rollo Russo, an eminent 19th century meteorologist and son of a Prime Minister.

OUTSIDE

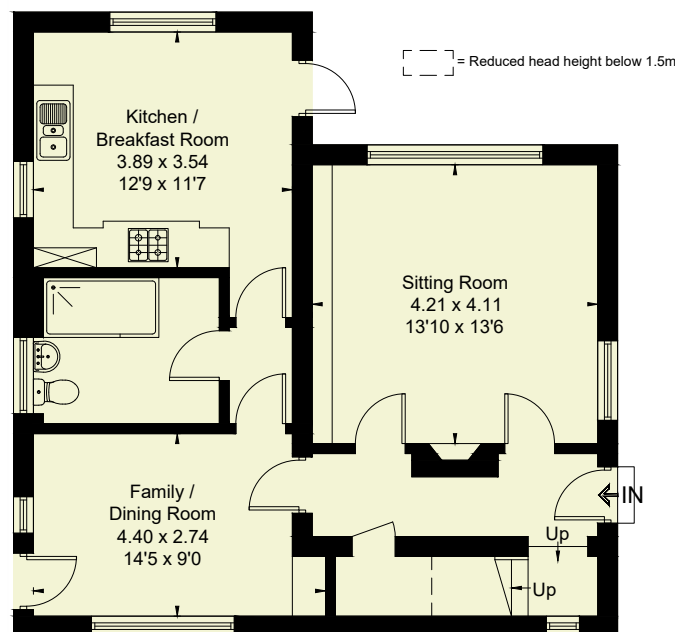
A five-bar gate opens onto a shingled drive which provides parking for several vehicles. The property enjoys delightful cottage style gardens to both the front and rear with a sunny, patio area adjacent to the kitchen / breakfast room to the front and a raised terrace to the rear with most of the garden offering principally lawned areas with well stocked beds and a notably high degree of privacy.

SITUATION

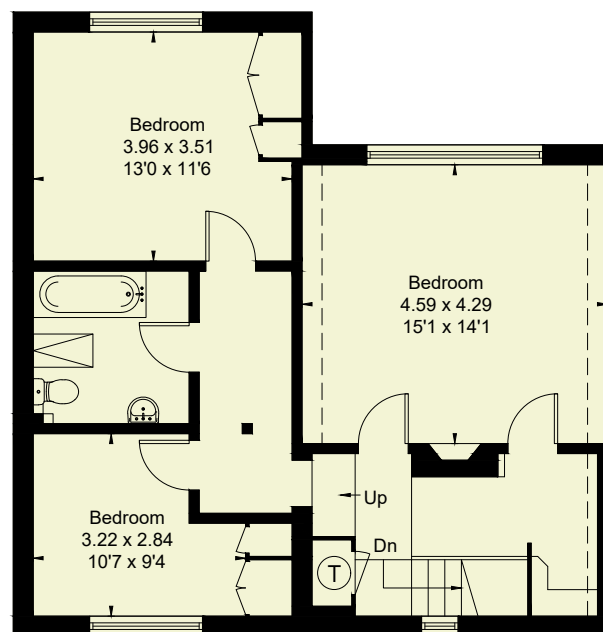
The cottage enjoys a lovely, highly sought after position in the much-desired village of Steep. Steep has a wonderful community and benefits from two local pubs (both within walking distance), a tennis club, cricket club, active village hall and popular primary school. Situated in the South Downs National Park, Petersfield offers a comprehensive range of shopping and recreational facilities and a mainline station providing trainline services to London Waterloo in just over an hour. The area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector, TPS and Bohunt. The nearby A3 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.



Approximate Floor Area = 132.4 sq m / 1425 sq ft



Ground Floor



First Floor

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, drainage and electricity.

Broadband availability

Superfast available (according to Ofcom).

Mobile/Internet Coverage

Good (outdoor only) according to Ofcom.

Tenure

Freehold

EPC Rating

G20

Local Authority

East Hampshire District Council www.easthants.gov.uk, 01730 266551

Council Tax

Band: F

Postcode

GU32 2DE

Directions to GU32 2DE

Proceed out of Petersfield via Station / Winchester Road to the roundabout taking the second exit onto Bell Hill. Proceed up Bell Hill for approximately 1 mile turning right beside The Cricketers pub into Church Road. Proceed along Church Road for approximately half a mile where the property will be found on the left-hand side.

What3Words

///goofy.gourmet.congested

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill
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Petersfield

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