





A truly remarkable opportunity to purchase Island House, the central and largest portion of this iconic country house situated on the highly sought after private Island Estate in Steep built circa 1901 by the architect Harry Inigo Triggs of Messrs Unsworth & Triggs Architects, Petersfield. The formal gardens were designed by Gertrude Jekyll.

The property offers over 5000 square feet of accommodation over 4 floors, including the cellar, with a double length tandem garage and workshop. The main feature of Island House is without doubt the 2.5 acres of gardens it is situated in with the most incredible elevated views over the South Downs and surrounding countryside.

The property itself provides plentiful character with large, proportioned rooms offering high ceilings, sash windows and many period features adding to the appeal. Some internal modernisation to the kitchen/dining and bathrooms is required but the architecture from the original Edwardian period is still very much evident within the house, including the wonderful wooden panel reception room. The property appears to be in excellent structural condition from external examination.



Complementing the internal accommodation is its wonderfully quiet location and private woodland exclusive for the estate residents, together with only being a short drive from Bedales, Churchers College and Steep Primary School with the main line railway station in Petersfield (London Waterloo to Portsmouth Harbour line).

Accommodation comprises;

Entrance hall with WC leading to inner hallway.

Kitchen/dining room which in turn leads through to a large conservatory.

Double height sitting room with open fireplace with large picture window overlooking the rear gardens with views across the surrounding countryside and South Downs.

The principal reception room is quite magnificent with original wood panelled walls and a beautiful double split staircase rising to the first floor. Three pairs of French doors leading to a covered veranda which in turn leads to the gardens. There is a small study room located off this and a good sized basement area split into two areas.

On the first floor is a wonderful galleried landing giving access to the Principal bedroom with ensuite, three further large bedrooms, a family bathroom and storage room.

The second floor features three charming eaves bedrooms, a large storage room which could be converted to another bedroom/bathroom, and a large bathroom. There is a skylight giving access to the roof.

Externally, the grounds extend to approximately 2.5 acres, the majority being lawns to the side and rear of the house with an abundance of woodland to the lower portion of the gardens, accessed by the original steps and pathways. There is a large private parking area towards the front of the house with ample parking. Double length 32 foot garage and separate workshop. The grounds are private and a real feature of this wonderful Edwardian home.

Oil central heating. Brand new Sewage Treatment Plant.



Mains water and electricity. No onward chain.

Viewing through the owners Sole Agents, Jacobs & Hunt Estate Agents, Petersfield.

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**Approximate Gross Internal Area 5487 sq ft - 510 sq m
(Excluding Garage & Outbuilding)**

Basement Area 275 sq ft – 26 sq m
Ground Floor Area 2175 sq ft – 202 sq m
First Floor Area 1823 sq ft – 169 sq m
Second Floor Area 1214 sq ft – 113 sq m
Garage Area 420 sq ft – 39 sq m
Outbuilding Area 74 sq ft – 7 sq m



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26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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