



TITHE BARN

102 Church Road, Steep, Petersfield, GU32 2DD



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£4,750 Per Calendar Month

A charming detached 5 bedroom family home in the heart of the popular village of Steep

THE PROPERTY

The Tithe Barn is situated in the sought after village of Steep next to the church and in the heart of The South Downs National Park. 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 with excellent cycling routes and walks on the doorstep. The market town of Petersfield is only a 5 minutes' drive with its comprehensive range of facilities. The A3 (at Petersfield) also provides great regional transport links to London, Guildford and Portsmouth. There are many highly regarded state and private, senior and junior schools in the area, including Bedales (5 mins walk), Churcher's College, The Petersfield School.

The property, which was extended in 2009, offers versatile and spacious accommodation, combining modern underfloor heating in the extension with traditional radiators in the original part of the house. The extension features a generous kitchen/dining room fitted with built in cupboards, a Belling oven and hob, plumbing for a dishwasher, and an optional fridge/freezer. Bifold doors open onto the spacious patio and rear garden,. Also accessed from the entrance hall are a utility room with a door to the garden and WC. On the first floor, the impressive principal bedroom enjoys a balcony overlooking the rear garden, built in storage and an en-suite bathroom with a separate shower. There is also a large airing cupboard and a substantial office/sitting room studio overlooking the front garden.

The original part of the house, featuring exposed original beams, is accessed via the entrance hall and comprises a drawing/dining room, family room, sitting room with a wood-burning stove, and a conservatory with direct access to the garden. Along the corridor with its own entrance is a self-contained annexe arrangement, ideal for multi-generational living or guest accommodation, comprising a twin bedroom, a wet room, and a further bedroom/sitting room above. To complete the accommodation on the first floor is two further bedrooms each with their own bathroom.

Outside to the rear is a large terrace leading onto the lawn and the pond with well stocked borders and raised beds ideal to use as a vegetable garden. The property has a double garage, front garden and plenty of drive parking.

ADDITIONAL INFORMATION

Services

Mains electricity, water and sewerage
LPG supplied by Calor Gas
Mobile coverage - Variable inside, Good outdoor (Ofcom)
Broadband - BT Fibre 2 delivered via FTTC (Openreach)

EPC

D64

Local Authority

East Hampshire District Council - band F

Deposit

Holding Deposit - £1,096
Security Deposit - £5,480



CONSERVATORY
15'4" x 9'2"
4.67m x 2.80m

SITTING ROOM
16'6" x 11'7"
5.03m x 3.52m

BEDROOM
12'5" x 8'7"
3.78m x 2.63m

KITCHEN/DINING ROOM
25'3" x 16'11"
7.69m x 5.15m

FAMILY/DINING ROOM
21'9" x 12'5"
6.62m x 3.78m

OFFICE
16'6" x 10'2"
5.03m x 3.10m

UTILITY ROOM
8'10" x 6'9"
2.68m x 2.07m

GARAGE
26'0" x 17'5"
7.91m x 5.31m

ENTRANCE HALL

BATH ROOM

UP (multiple locations indicating stairs)

This floor plan shows a property with the following layout:

- Entrance:** A front door leads into a hallway.
- Hallway:** A central hallway with a door leading to a **LANING** area and another door leading to a **HALLWAY** area.
- LANING:** A small area with a door leading to a **BATHROOM** and a door leading to a **BEDROOM**.
- BEDROOMS:** There are three bedrooms:
 - Top left: **BEDROOM** 13'7" x 11'10" (4.13m x 3.62m)
 - Top right: **BEDROOM** 15'4" x 11'10" (4.67m x 3.62m)
 - Bottom right: **BEDROOM** 19'4" x 8'7" (5.90m x 2.63m)
- BATHROOMS:** There are two bathrooms:
 - Top left: **BATHROOM** with a toilet and a sink.
 - Bottom right: **BATHROOM** with a toilet, a sink, and a bathtub.
- Other Rooms:**
 - OFFICE/SITTING ROOM/STUDIO:** 21'5" x 17'5" (6.52m x 5.31m) located at the bottom left.
 - ENSUITE:** A small room located between the top left bedroom and the office/studio.
 - BALCONY:** A small balcony located at the top left.
 - STORAGE:** A small storage area located at the bottom left.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		64	72
<i>Not energy efficient – higher running costs</i>			
England and Wales		EU Directive 2012/91/EC	