

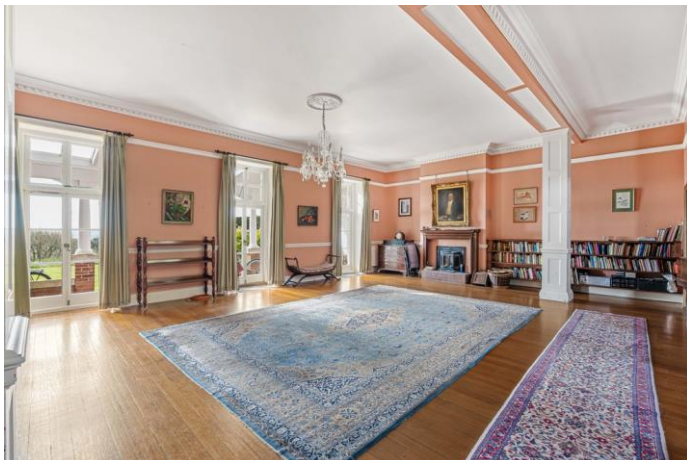




A rare opportunity to acquire the principal and most substantial portion of Island House, an iconic Edwardian country residence set within the highly regarded private Island Estate in Steep, near Petersfield.

Constructed circa 1901, Island House is a fine example of Edwardian architecture, designed by Harry Inigo Triggs of Unsworth & Triggs. Triggs, a respected architectural historian working at the height of the Edwardian era, was renowned for his assured handling of classical proportion and the refined detailing so characteristic of the period. The formal gardens were laid out by the celebrated horticulturalist and garden designer Gertrude Jekyll, whose enduring influence on English garden design is internationally recognised. The collaboration between architect and garden designer reflects the Edwardian ambition to unite elegant architecture with landscape, where house and grounds were conceived as a harmonious whole.

Island House occupies an elevated position within approximately 2.5 acres of established grounds, enjoying far-reaching views across the surrounding countryside and towards the South Downs. The gardens are a particular feature, comprising sweeping lawns interspersed with mature trees and descending to areas of private woodland, accessed via original pathways and steps. The setting affords a notable sense of privacy and tranquillity, further enhanced by the estate's exclusive woodland for residents.



The accommodation extends to over 5,000 sq ft, arranged over four floors including the cellar, and retains a wealth of period detail characteristic of its Edwardian heritage. The house is distinguished by its generous proportions, high

ceilings, sash windows and original architectural features.

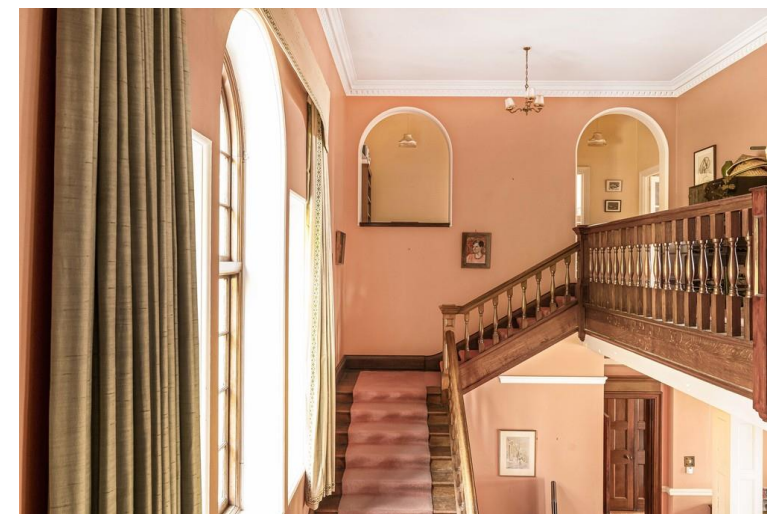
A welcoming entrance hall with cloakroom leads to an inner hallway. The kitchen/dining room connects through to a substantial conservatory, providing an outlook over the gardens. The double-height sitting room, centred on an open fireplace, features a large picture window framing the rear aspect and views beyond.

The principal reception room is of particular note: an impressive wood-panelled space with a striking double split staircase rising to the first-floor galleried landing. Three pairs of French doors open onto a covered veranda, creating a seamless relationship between the interior and gardens. A study lies adjacent, and the basement provides two useful ancillary areas.



**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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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 are 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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