

THE GRANGE

Steep, Petersfield, Hampshire GU32 2DB





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

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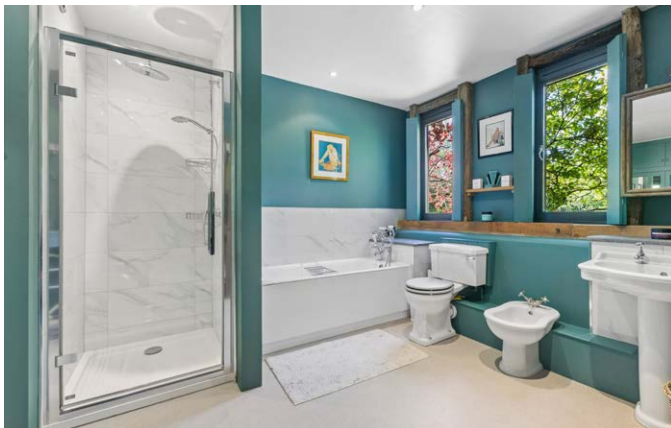
An exceptional country property offering impressively spacious and versatile accommodation set within delightful formal gardens and grounds including paddocks, a stream and woodland extending in all to approximately 9.66 Acres (3.909 ha)

Accommodation

Master Bedroom Suite | 3 Further Double Bedroom Suites | 5th Bedroom/Gym | Entrance Hall | Impressive Vaulted Great Hall | First Floor Drawing Room | Interconnecting Studies/Library | Garden Room | Kitchen/Breakfast Room with AGA | Cloakroom | Larder | Laundry | Music Recording Studio with 2 Rooms | Double Garage | Adjoining Store, Boot Room with adjoining secondary Cloakroom | Extensive Attic and Eaves Storage | Enclosed Courtyard Garden | Further landscaped and Mature Garden, Paddock, Blue Bell Woodland with small Streams, in all about 9.66 acres (3.909 ha).

Steep Village 0.75 mile | Petersfield and mainline station to London Waterloo 2 miles | Chichester 17.3 miles | Winchester 20.1 miles | Guildford 26.7 miles
(Mileages are approximate)







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An impressive country property offering abundant charm originally created from a substantial timber barn and brick outbuildings. The property affords notably generous and flexible L-shaped, split level accommodation, cleverly interspersed with more intimate cosy areas to relax in, ideally suited for family and/or entertaining purposes with a large, central vaulted 'hall' with galleried areas at either end housing a wonderful stone fireplace at its heart, affording direct access and delightful views of the private courtyard on one side and the beautifully landscaped formal gardens on the other side. The interior of the property offers a lovely blend of exposed oak and clever use of the original threshing bays with their substantial glazed areas with limestone flooring in parts providing a contemporary contrast. The bedrooms are cleverly arranged in suites, located at either end of the property and a former swimming pool room now offers a wonderful games room / garden room in which to relax and soak up the ambience the gardens offer. The house enjoys a notably comfortable and welcoming atmosphere throughout, is attached in a small part to a neighbour yet discreetly situated amid wonderful countryside within easy reach of Petersfield town centre.

OUTSIDE

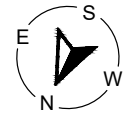
The property is approached via an attractive, partly tree lined drive, leading to a five bar gate which provides access to a further gravel driveway culminating in extensive parking and access to the garaging. Rising steps ascend to a York stone terraced area and access to the front door with a path flanked by mature flower beds leading to the formal gardens. The beautifully manicured formal garden is a particular feature of the house open and mostly lawned housing well stocked, mature floral beds, an arbour and large pond. The courtyard garden is delightfully private located to the rear of the property offering paved areas, water features and numerous specimen plants and trees. Located within the courtyard garden is a fully airconditioned and sound-proofed annexe / professional recording studio which would also be perfectly suited as a home office. The remainder of the gardens and grounds are more rural in nature and include paddocks, a stream and extensive woodland. There are various public footpaths over designated parts of the woodland, outer drive and paddock. In all the delightful gardens, grounds, paddocks and bluebell woodlands extend to approximately 9.66 acres (3.909 ha).

LOCATION

The property enjoys a 'magical' setting amid delightful countryside within the village of Steep, with its lovely old church, primary school, public house, tennis club and Bedales school, all within easy walking distance. 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 Churcher's College, Ditcham Park School and in the state sector, TPS and Bohunt. For outdoor country enthusiasts, there are rare orchids amongst the bluebell woods and an extensive network of footpaths over the local countryside accessing miles of winding local country lanes for any ramblers or cyclists. 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 = 632.0 sq m / 6803 sq ft (Excluding Eaves Storage / Void & Including Wine Cellar)
 Garage = 35.0 sq m / 377 sq ft
 Total = 667 sq m / 7179 sq ft





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are various designated public rights of way crossing the property.

Services

Mains water, electricity and drainage. Oil fired heating part of which is underfloor.

Broadband availability

Standard (according to Ofcom)

Mobile /Internet Coverage

Good outdoors, variable in-home (according to Ofcom).

Tenure

Freehold with vacant possession.

Council Tax

Band H

EPC Rating

D62

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Postcode

GU32 2DB

Directions

Proceed out of Petersfield via Bell Hill towards Steep and Froxfield. Turn right onto Church Road beside the Cricketers pub and proceed along this road for approximately 0.9 miles passing the church, Steep tennis / cricket club and turning left at the bottom of the hill just after the red letterbox.

Follow the private drive all the way to the end bearing to the right and then to the left where the property will be found at the end of the lane.

What3Words

///leads.excavate.visa

Viewings

By appointment with BCM WILSON HILL only

NB Brochure prepared April 2026

IMPORTANT NOTICE

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Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

