



OAKRIDGE

Mill Lane, Steep, Petersfield GU32 2DH

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A stylishly extended five-bedroom family home in this popular Hampshire village with stunning countryside views.

Accommodation

4 double bedrooms in main house (5 in total) | Integral annexe with reception room, shower room and double bedroom
Open plan kitchen / breakfast room with AGA | Open sitting room / dining room with wonderful views | Mature, cleverly landscaped garden (approx. 0.3 of an acre)
Garden Shed | Driveway parking for several cars | 2030 sq ft (188.6 sq m)

Petersfield (with mainline station to London Waterloo) 1.5 miles,
Liphook 8 miles, Winchester 19 miles,
Guildford 22 miles
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



SITUATION

Oakridge enjoys a fantastic 'edge of village position', being the last house on Mill Lane, in the sought after village of Steep 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.

The extensive network of local lanes provides amazing cycling routes and walks with access to footpaths over the gently rolling landscape and Ashford Hangers which is an ancient woodland ideal for any country lovers and outdoor enthusiasts.

The market town of Petersfield is only a 5 minutes' drive with its comprehensive range of facilities. Shops include Waitrose, M&S Foodhall and Tescos as well as numerous cafes, shops and boutiques. The A3 (at Petersfield) also provides great regional transport links to London, Guildford and Portsmouth (ferry services). Chichester is just over the South Downs and Winchester is half an hour away along the A272.

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. There are scheduled rail services to London Waterloo from Petersfield which is on the Portsmouth Harbour to Waterloo line.

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An oak and glass porch with brick flooring provides storage space and a welcoming entrance. The kitchen/breakfast room features solid oak flooring, an AGA, a separate oven, an island, and French doors opening onto the wide terrace and garden, offering seamless indoor-outdoor living. Adjacent, the triple-aspect sitting/dining room boasts a stunning floor-to-ceiling window, a feature fireplace, and expansive views over the surrounding countryside and the Ashford Hangers.

Additionally, there is utility room and boot room, along with an additional reception room that includes its own shower room and stairs leading to a double bedroom. Currently used as an annexe, this space offers flexible options to suit various needs.

Upstairs, four further bedrooms, several with fantastic country views and a good family bathroom. The main bedroom is spacious and light, with double-aspect windows, and includes an ensuite shower room.



OUTSIDE

Oakridge enjoys an elevated position on the rural edge of the village. The driveway has parking for several cars with well establish as a pretty front garden. The rear garden has been cleverly landscaped and gently slopes away from the house, creating multiple areas for enjoyment and entertaining. There is a generous paved terrace, accessed from the kitchen and an oak framed pergola spanning the rear of the property, making the most of the panoramic views. Steps from the terrace lead down to a level lawn area, surrounded by colourful beds and mature planting.

There is also a useful garden shed for storage. Beyond the lawn and accessed via a wooden five bar gate there is a beautifully created haven - with ponds, raised beds and fruit trees - a peaceful sanctuary for wildlife and to enjoy 'the good life'.





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, and private drainage (treatment plant). Oil fired heating.

Rights of Way

There are no public rights of way crossing the property

Broadband availability

Superfast available (according to Ofcom).

Mobile/Internet Coverage

Limited (indoors), Likely (outdoors) according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

Standard

Restrictions

Within the South Downs National Park

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Council Tax

Band F

EPC

D59

Directions: GU32 2DH

From Petersfield/A3 leave on the Winchester/A272 exit. Take the first exit off the roundabout into Petersfield. At the next roundabout take the 1st exit (marked Steep/Froxfield) proceeding out of the town through Steep and at The Cricketers pub turn right into Church Road. Proceed for about 0.2 miles and turn left into Mill Lane. Oakridge is the third house on the left.

What3Words

///thinks.joins.blink

Viewings

By appointment with BCM LLP only.

Selling Agent

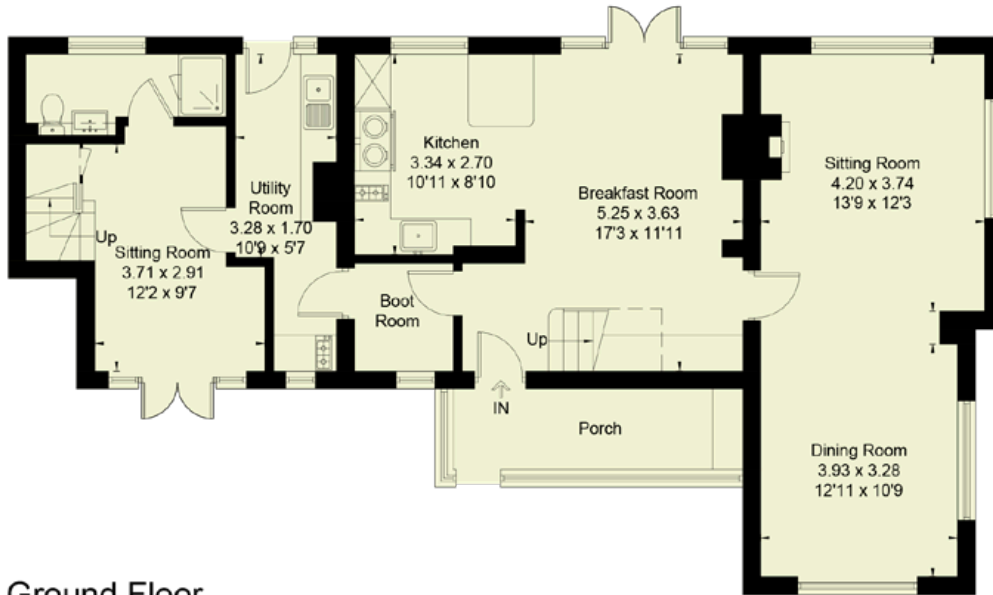
BCM Wilson Hill

4 Lavant Street, Petersfield, Hampshire GU32 3EW

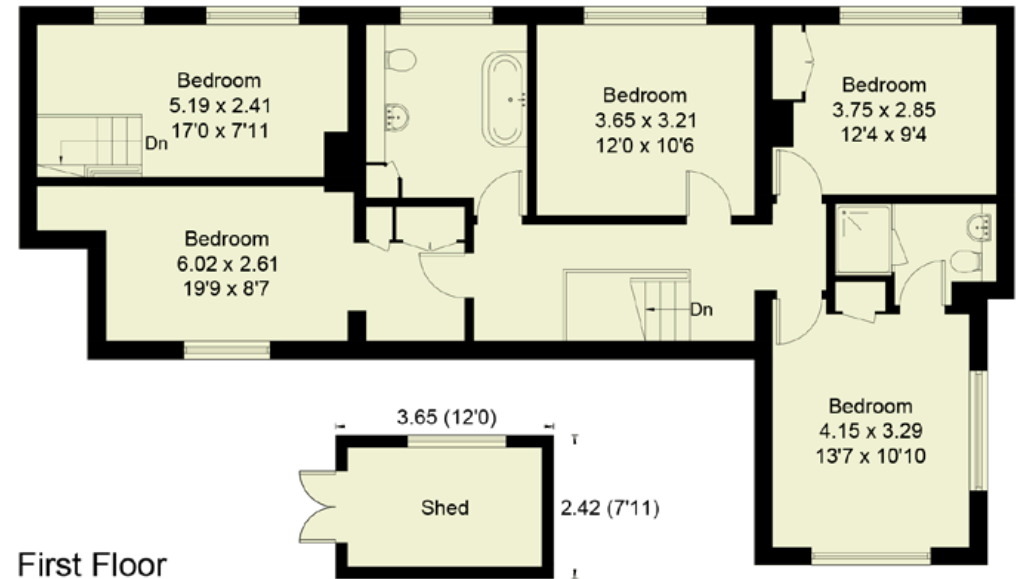
t: 01730 262600

e: petersfield@bcmwilsonhill.co.uk

Approximate Floor Area
188.6 sq m / 2030 sq ft (Excluding Shed)
Not to scale. For identification purposes only.



Ground Floor



First Floor

(Not Shown In Actual
Location / Orientation)

IMPORTANT NOTICE

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Petersfield

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