



Ashford Lane, Petersfield

£3,500 Per Month



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Ashford Lane, Petersfield

Characterful property (Grade 2 listed) with 4 bedrooms and landscaped gardens, with views of the impressive Hangers, with steep-sided wooded hills which lead the area to be known as "Little Switzerland". Lying within the South Downs National Park, in Steep near Petersfield.

The original design of the home was to ensure that the principle rooms should be light and have sun at some time during the day, with the sitting room and family room having a view to the glorious gardens. The accommodation comprises of a light and spacious reception hall, that leads to the three reception rooms and the outstanding kitchen/dining room with French doors to the garden, a sizeable central island and a character Aga. Additionally, on the ground floor there is a utility room, cloakroom and access to the barn/workshop, which in turn has access to a sizeable cellar. On the first floor there are four well-proportioned bedrooms and a modern bathroom and en-suite shower room to the master bedroom. The house has private landscaped gardens with lawns, established flower beds, a terrace and a productive fruit and vegetable garden. The courtyard provides ample parking and leads to a single attached garage.



Location

This delightful home occupies a prominent position in an area referred to as “Little Switzerland” with panoramic views to the surrounding Hangers, in Steep, within the South Downs National Park. The attractive and historic market town of Petersfield provides excellent shopping and recreational facilities together with a mainline railway station, on the Waterloo line, and a number of churches of most denominations. There are local schools for all age groups including Bedales School 1.3 miles. The A3, just to the north and west of Petersfield, provides access to the south coast with all its ports and aquatic pursuits, Guildford and London. The centres of Winchester, Portsmouth, Chichester and Farnham are also within reasonable distance. There are wonderful footpaths and bridleways along the Hanger Way and around the local area, ideal for walking, cycling and riding.

Tenure

Freehold

Post code

GU32 1AB

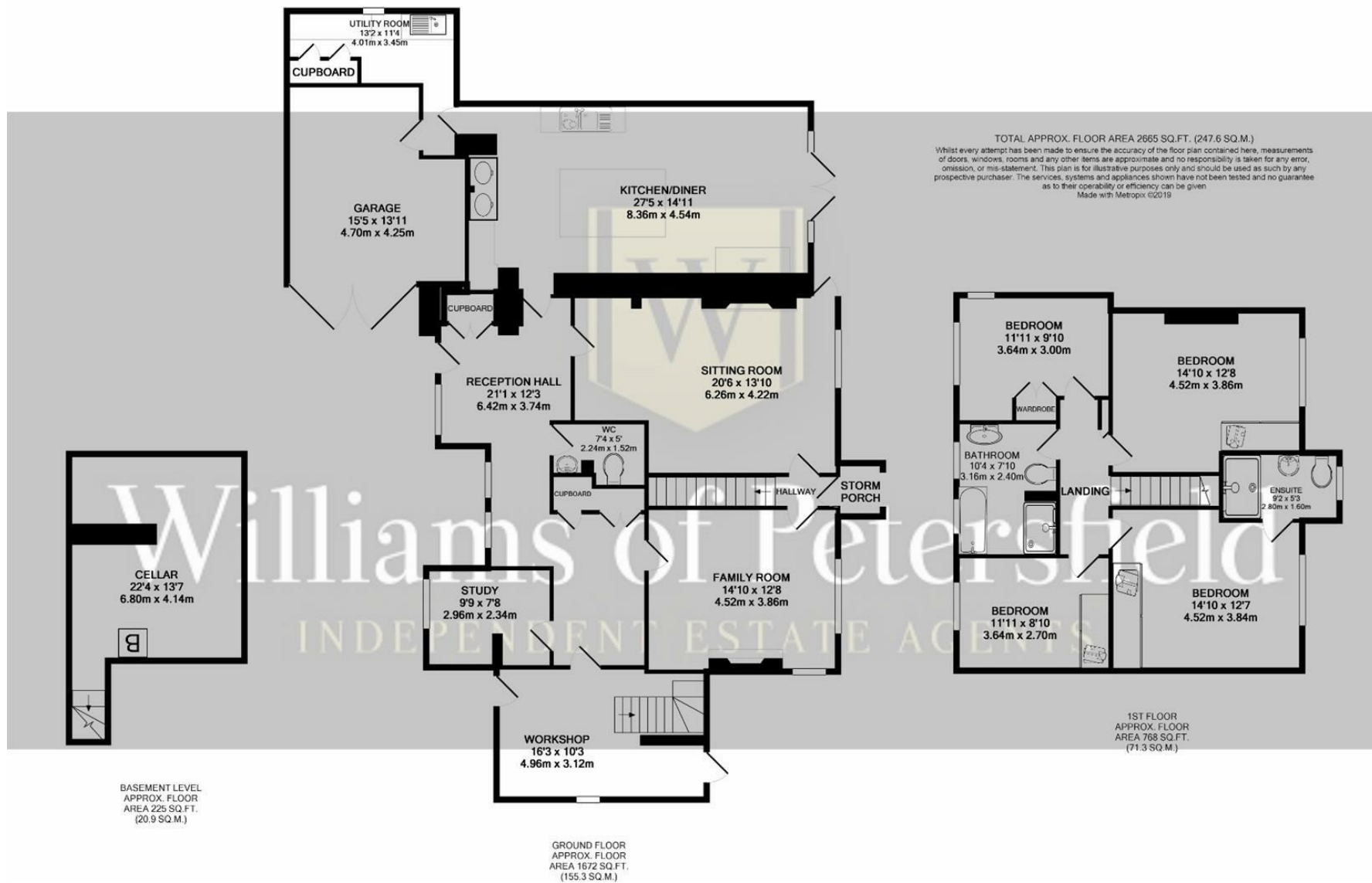
Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |





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