







Our Client has full planning permission for a quite stunning three storey, detached home approaching 6300 square feet on a plot of 0.7 of an acre.

Planning is approved for the following accommodation and all details are held at our Petersfield office;

First floor - Principle suite, four further bedrooms all with ensuite facilities.

Ground Floor - Hallway, living room, dining room, huge kitchen/breakfast/family with pantry, study, snug and WC. Lower Ground floor - Sauna, steam room, 'well being' centre, changing room, large hallway, club room, cinema and projection room, wine store, laundry, plant room and shower.

Detached garage block.

Grounds of 0.7 acres with an additional vehicular access from Ashford Lane.

Details of the current property are;



Four detached family home with brick elevations under a tiled roof and accommodation over two floors. The house was built circa 1980 and offers accommodation of;

Master bedroom with dressing room and ensuite facilities. Three further bedrooms and family bathroom.

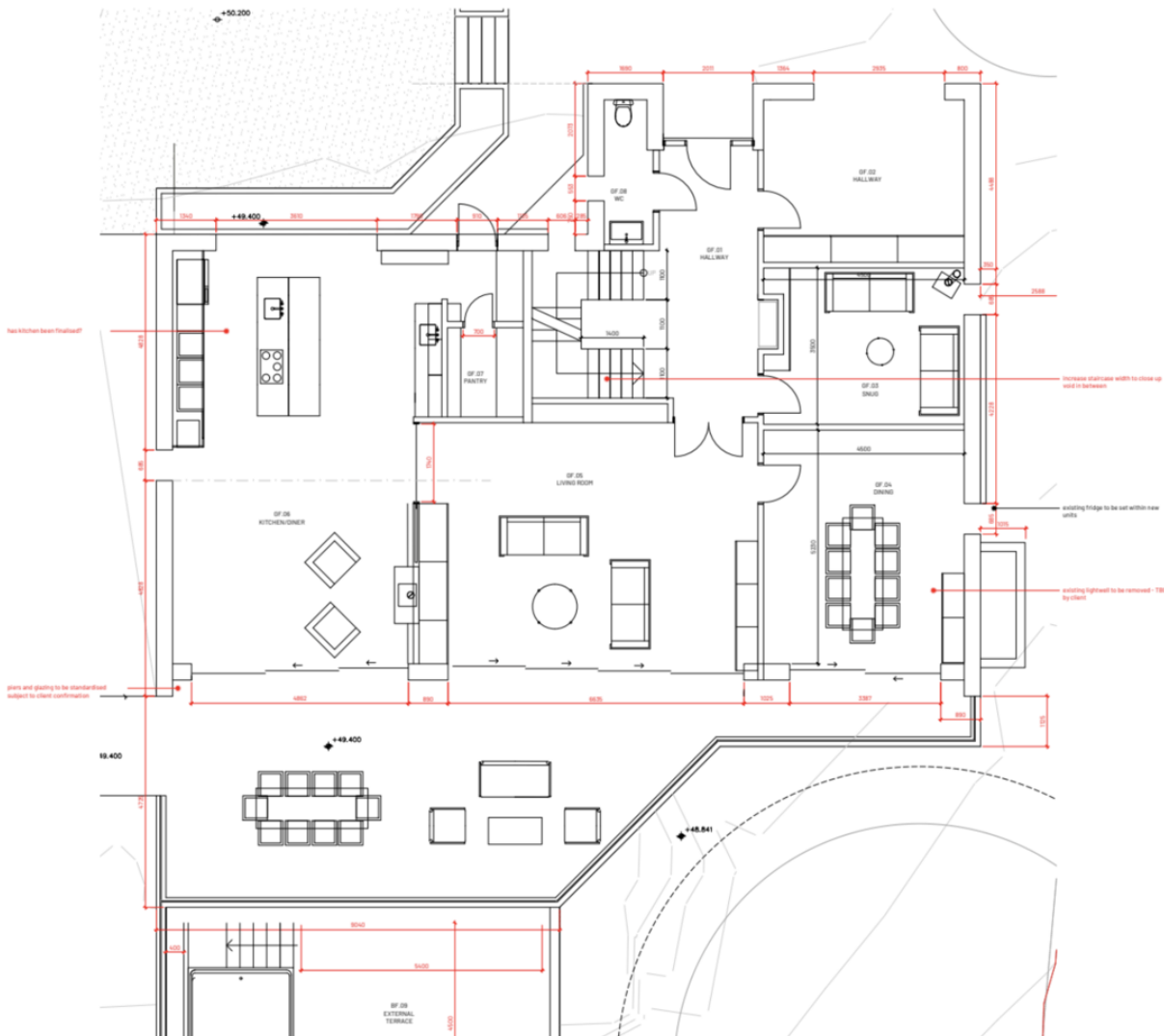
Living room, dining room, study, large kitchen/breakfast room with utility area.

Large detached double garage with adjacent attached workshop.



The property is situated in an exclusive private development of just 21 homes in the sought after village of Steep, just 1.5 miles north of Petersfield, in the heart of The South Downs National Park. Please note that there is a maintenance charge for the Island Residents Association Limited which will be confirmed shortly.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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

