





This delightful Victorian four bedroom semi detached house has over the years been extended and vastly improved. Accommodation in the main house is extremely well presented with four bedrooms and a bathroom on the first floor, whilst on the ground floor there is a sitting room with open fireplace, living room adjacent to the well fitted kitchen, a study, utility and cloakroom.

At the rear of the house a garden room has been added which overlooks the large west facing garden.

To one side of the house is a substantial self contained detached annex has been created with its own kitchen/dining area, shower room and sitting area with spiral staircase to a mezzanine sleeping area. The house and annex have independent oil fired central heating.

Double car barn.

Stunning enclosed garden and lovely open countryside on your doors tep.

#### GENERAL

Services - Mains Electric, Water and Drainage. Oil Fired Central Heating

Tenure - Freehold

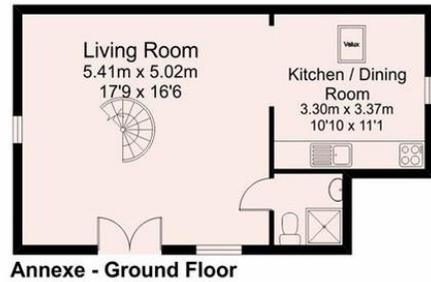
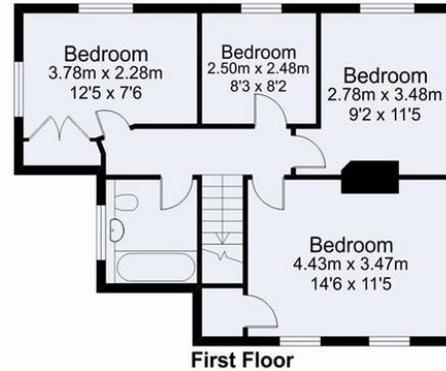
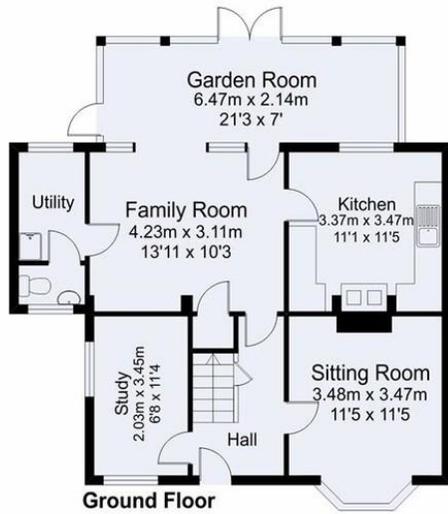
Local Authority - East Hampshire District Council

Council Tax Band - E - £1,958.78 per annum 2018/2019

EPC - E







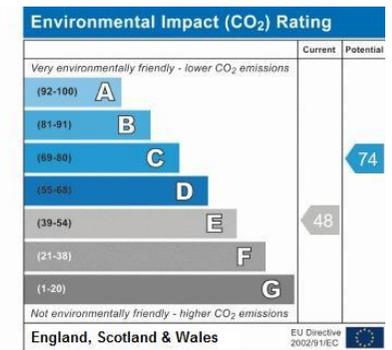
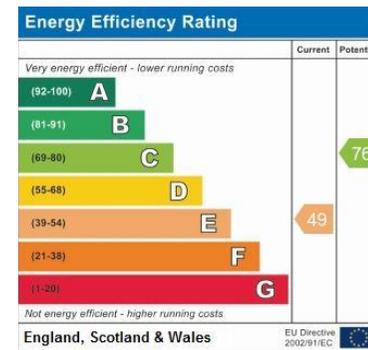
**Oakleigh Cottage, Steep Marsh, Petersfield**

Main House - Approx Gross Internal Floor Area = 131 Sq/m - 1410 Sq/ft

Annexe - Approx Gross Internal Floor Area = 46 Sq/m - 495 Sq/ft

**Total Approx Gross Internal Floor Area = 177 Sq/m - 1905 Sq/ft**

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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 and 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

