



O'HARA
PROPERTIES & ESTATES

| PETERSFIELD | GU32 2BN
£700,000



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WELCOME Home

O'Hara Properties & Estates are excited to welcome to the market a beautiful cottage in the ever popular location of Steep Marsh. Just a stone throw away from Petersfield's, this home has the perfect rural setting whilst also benefiting from the amenities of the market town.

This home is the perfect place for someone who values there privacy, just off a secluded country road with no through-way, this gated driveway welcomes you the property in full with it's quintessential cottage feel.

The cottage itself is the perfect opportunity for someone who is looking to put their own stamp on it and make it into a beautiful country home.

The cottage comes with a fully functioning annexe with a beautiful log burner and modern feel throughout.

You have two main entrances, you can either access the property via the side of the house which takes you straight onto the veranda and into the kitchen, or you can go via the courtyard garden though the main entrance which takes you straight into the living area. The home boasts of a beautiful orangery which is located just off the kitchen.

The first floor comprises of three bedrooms and a family bathroom, with a hidden staircase that leads to the master bedroom complete with ensuite.

The garden is an open grass area with matured borders, perfect for a growing family.

THIS IS THE PERFECT PROPERTY FOR SOMEONE WHO WOULD LIKE TO PUT THERE OWN STAMP ON IT! PLEASE CALL 02392 259822 TO BOOK A VIEWING!



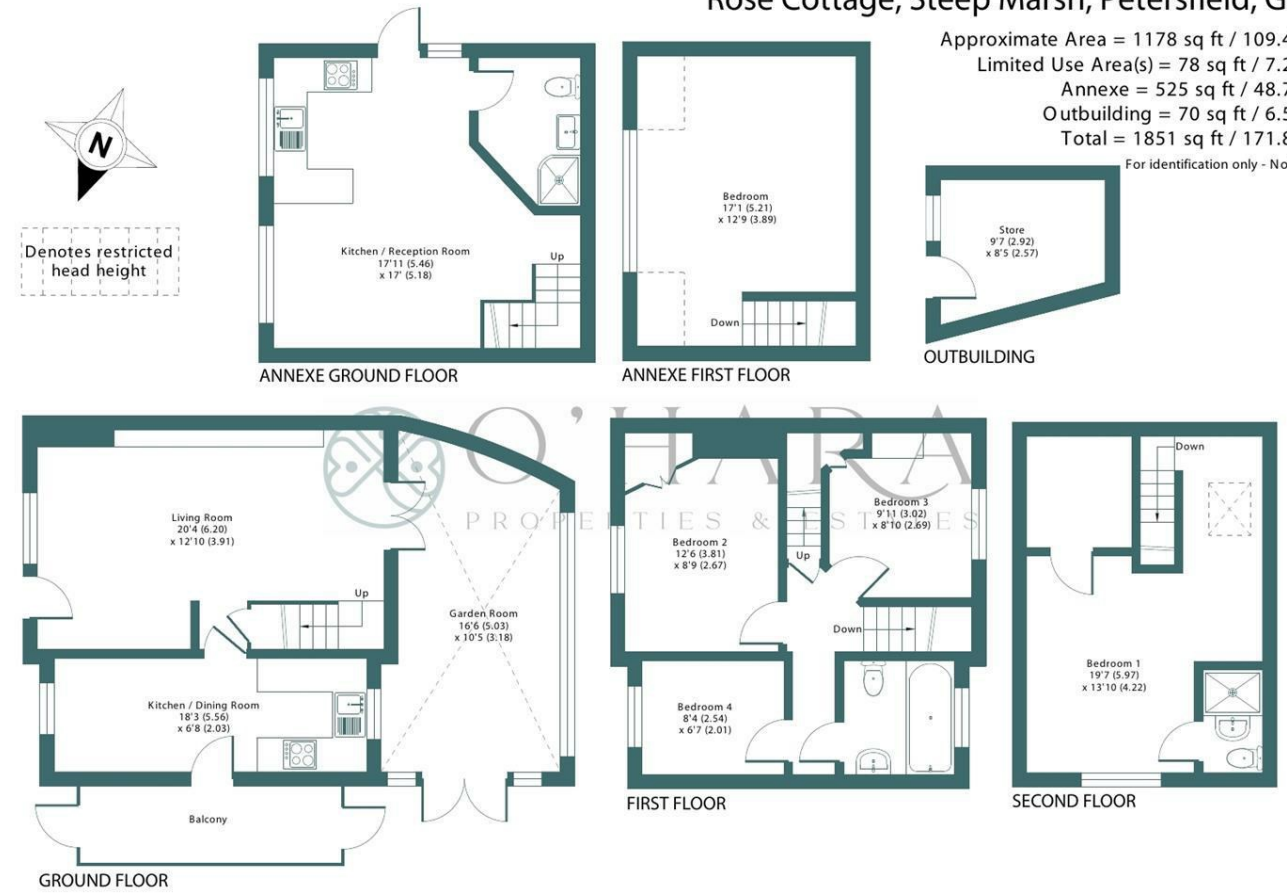
FEATURES

- HIGHLY REQUESTED STEEP MARSH LOCATION
- DETACHED COTTAGE
- SELF CONTAINED ANNEXE
- DEVELOPMENT OPPORTUNITY
- AMPLE PARKING
- PRIVATE GATED ENTRANCE
- 10 MINS FROM PETERFIELDS TOWN
- QUIANT & AUTHENTIC LOG BURNERS THROUGHOUT

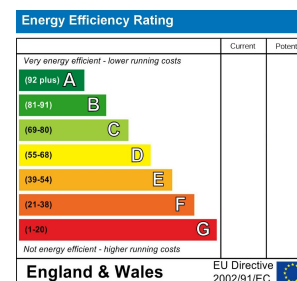
Rose Cottage, Steep Marsh, Petersfield, GU32

Approximate Area = 1178 sq ft / 109.4 sq m
 Limited Use Area(s) = 78 sq ft / 7.2 sq m
 Annexe = 525 sq ft / 48.7 sq m
 Outbuilding = 70 sq ft / 6.5 sq m
 Total = 1851 sq ft / 171.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2024. Produced for O'Hara Properties and Estates Ltd. REF: 1109567



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