

LITTLE ASHFORD BARN

Magazine 



THE
COUNTRY
HOUSE
DEPT.



LITTLE *Ashford Barn*

Ashford Lane, Steep, Petersfield, Hampshire, GU32 1AA



Within the heart of the South Downs National Park, Little Ashford Barn lies on the northern edge of Steep in a quiet, rural position. Fields surround the property on two sides and the property forms part of a small rural hamlet of only about five properties. The property is not listed and the 300 year-old, oak-framed barn was converted into the current home in 1996. In addition to the cosy farmhouse kitchen with AGA and range cooker, there are two lovely reception rooms and the most fabulous barn dining room with a gallery above. One of the five bedrooms is downstairs and therefore ideal for multigenerational living. The downstairs study has an en suite shower room off it and could be used as the sixth bedroom.

The southwest-facing garden is very special and enjoys the rural views. It is private and peaceful. In addition to a pond there are a greenhouse, fruit cage, summer house and separate single car port and store room (in addition to the double garage adjoining the house).







THE FINER *Details*

Bedrooms

5

Reception Rooms

3

Bath/Shower Rooms

6

Garaging

2

Gallery

1

Outbuildings

Acreage

0.73

What3Words

[///coached.beanbag.intend](#)

Co-Ordinates

51°02'03"N , 000°56'29"W

Services

Mains water and electricity
Private drainage (sewage treatment plant)
Oil-fired central heating.
Photo-voltaic panels.

EPC

D

Council Tax

Band H

Local Authority

East Hampshire













ABOUT THIS *Area*



Steep is a popular village and thriving community with two pubs (The Cricketers and The Harrow), Lawn Tennis Club, village hall, primary school and church. The market town of Petersfield (with a mainline train station to London) is only 3 miles away.

There are excellent theatres in Chichester and Guildford. Petersfield has a vibrant Youth Theatre.

There are a number of excellent independent schools in the area which include Bedales, Bedales Prep, Bedales Pre-prep, Churchers College, Ditcham Park, Twyford, Pilgrims' School, Princes Mead, Lord Wandsworth College, Edgeborough, The Royal School Haslemere, Winchester College and St Swithun's School for Girls. State schools include Steep Primary School, The Petersfield School (TPS), Perins in Alresford, Amery Hill in Alton, Eggar's in Alton, Portsmouth Grammar School and Peter Symonds Sixth Form College.

The A3 provides a direct link to London, the South Coast and the M27 network to Chichester and Southampton Airport. The regional centres of Winchester, Guildford and Chichester are all within a reasonable driving distance as are the harbours and creeks of the South Coast.



















POINTS OF *Interest*



Towns and Cities

Petersfield 2.7 miles
Haslemere 12 miles
Alton 13 miles
Chichester 18 miles
Winchester 19 miles
Guildford 24 miles
London 54 miles

Pubs & Restaurants

The Cricketers, Steep
The Harrow, Steep
The Pub With No Name, Priors Dean
The Nest, Buriton
The Hawkley Inn, Hawkley

Train Stations

Petersfield 2.7 miles
London Waterloo (from 63 minutes)

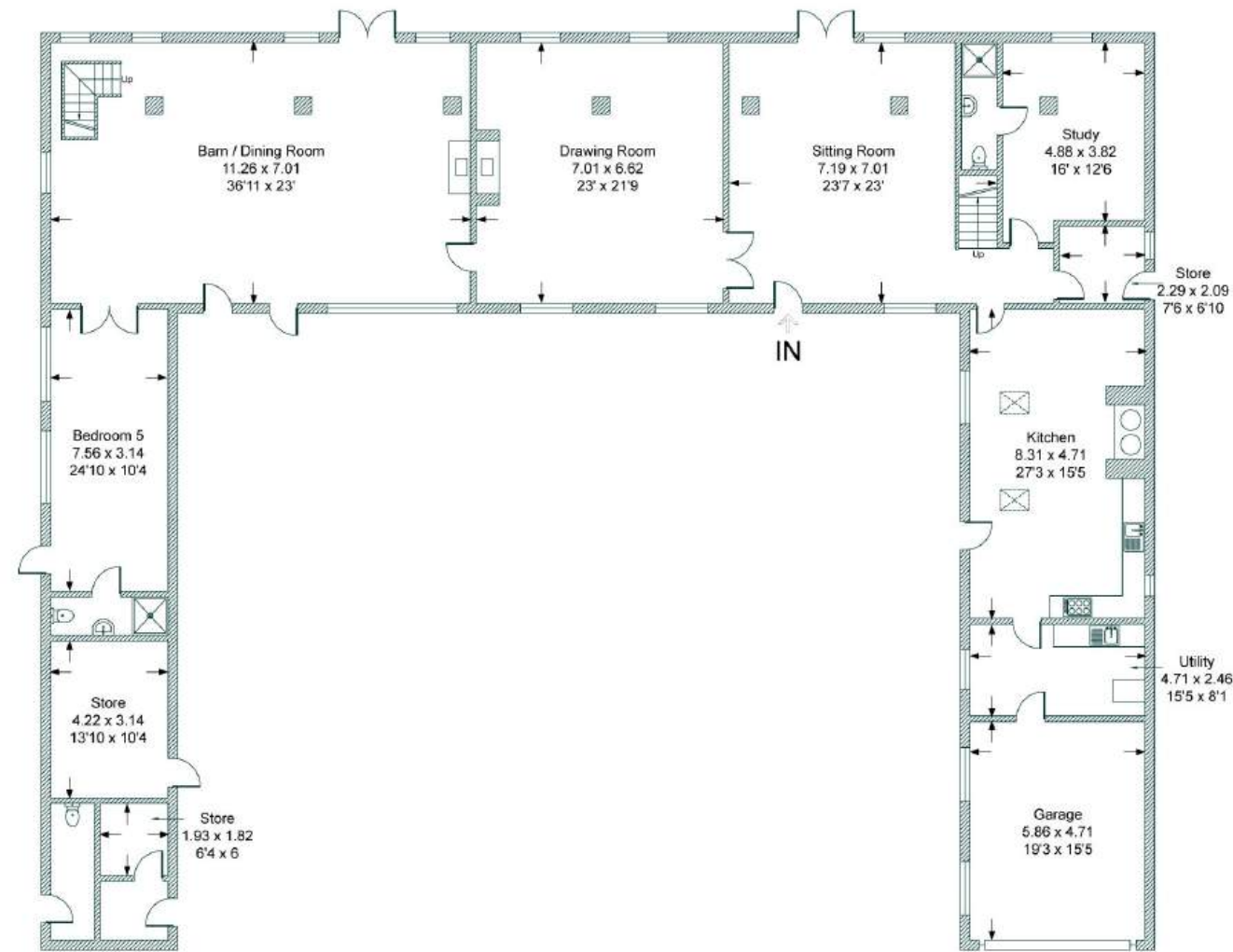
Airports

Southampton Airport 28 miles
London Heathrow 45 miles
London Gatwick 57 miles

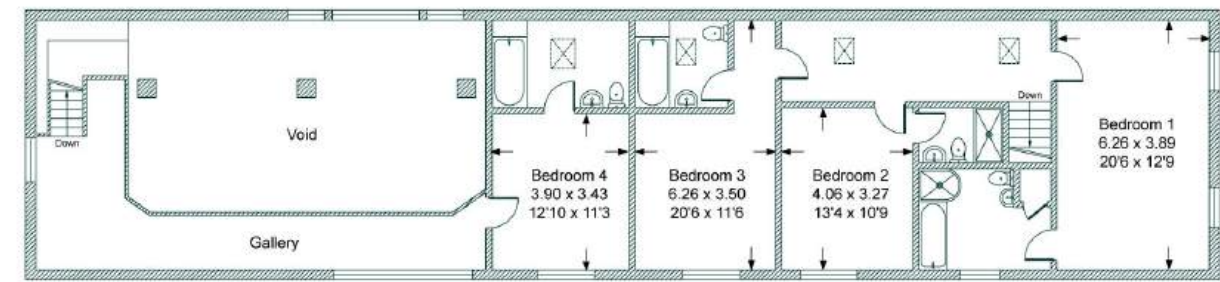


FLOORPLANS

Little Ashford Barn



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
Produced by The Country House Department Limited

Total - 473 sq m / 5,090 sq ft
House - 446 sq m / 4,800 sq ft | Garage - 27 sq m / 290 sq ft

AREA GUIDE

Hampshire 🏡

The perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart. Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more. In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties.

The county spans the Solent and includes the New Forest and part of The South Downs National Park. Stunning countryside meets the sea with a host of places to visit including the historic cities Winchester and Portsmouth.

Walking - The Hangers Way. A 21 mile walk from Alton to Queen Elizabeth Country Park, passing through the village of Selborne, home of the naturalist Gilbert White. It can be accessed directly from the property.

The South Downs Way. One of England's finest long-distance trails, walking from Winchester to Eastbourne through South Downs National Park. This includes a glorious stretch through the Meon Valley.

Eating Out - The Hambledon Vineyard Restaurant
Seasonal cooking is at the heart of everything they cook with locally-sourced produce across Hampshire and the South Downs. Menus include the Seasonal & Cellar Tasting Menu and can be accompanied by a tour of the winery and wine tasting.

Events - The Grange Festival
The Grange Festival is an arts charity which presents an exceptionally dynamic programme of opera, dance, and concerts each summer. Held in one of the most celebrated neo-classical mansions in Britain, the Festival offers an awe-inspiring experience of beauty, connection and artistic excellence.

Day Out - Marwell Zoo
With plenty of outdoor space, a whole host of animals and activities, and with the emphasis on conservation, Marwell Zoo is a great family day out in Hampshire





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03332 340 901
info@thecountryhousedepartment.com
thecountryhousedepartment.com

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