

Stoner Hill, Petersfield, GU32

Guide Price: £750,000 *Freehold*

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An exceptional detached home designed by Paul Masser and built by award-winning 6a Vision Homes.

KEY FEATURES

- One-off detached family house
- Built to by the locally renowned and award-winning housebuilders, 6a Vision
- High specification finish and well-proportioned accommodation throughout
- Situated in the popular village of Steep in close proximity to Bedales School





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DESCRIPTION

The Greensward is an exceptional detached family home, individually designed by the renowned Hampshire architect Paul Masser of Masser Associates as his final residential commission before retirement. Beautifully conceived and expertly delivered by award-winning local developer and housebuilder 6a Vision Homes, this one-off property combines timeless architectural design with outstanding craftsmanship and modern, energy-efficient living. Situated in the centre of the ever-popular village of Steep, in the heart of the South Downs National Park, The Greensward offers approximately 1,900 sq ft of thoughtfully designed accommodation, perfectly suited to contemporary family life while equally appealing to those seeking a high-quality village home with minimal maintenance. The attractive brick and handcrafted tile-hung elevations beneath a traditional clay tiled roof create a classic Hampshire appearance, whilst the interior offers a light-filled, contemporary living environment with generous ceiling heights and beautifully proportioned rooms throughout. The welcoming entrance hall leads to an elegant sitting room, while the impressive open-plan kitchen, dining and family room forms the heart of the home. Beautifully appointed with contemporary cabinetry, quality integrated appliances and a substantial central island, it provides an ideal space for both everyday family living and entertaining. Large glazed doors open directly onto the rear garden, creating an effortless connection between inside and outside. A separate utility room provides practical everyday convenience, while a stylish cloakroom completes the ground floor. Upstairs, the principal bedroom enjoys a luxurious en-suite shower room together with a generous walk-in dressing room. Three further bedrooms are served by a beautifully finished family bathroom, with the fourth bedroom also offering an excellent home office or study for those working remotely. The property has been constructed to an exceptionally high specification with excellent levels of insulation, an efficient air source heat pump, underfloor heating throughout the ground floor and radiators to the first floor. Together these features deliver impressive energy efficiency, low running costs and year-round comfort. Outside, a generous private driveway provides ample off-road parking. To the rear is a private garden extending to approximately 12 metres in depth, predominantly laid to lawn, providing an attractive and easily maintained outdoor space. A substantial brick wall together with quality acoustic fencing creates a private and sheltered environment, while the upper corner of the garden enjoys sunshine well into the evening, making it a wonderful spot for outdoor dining or simply relaxing at the end of the day. Offered with no onward chain, The Greensward presents a rare opportunity to acquire an individually designed contemporary home of exceptional quality in one of Hampshire's most desirable villages.

LOCATION

The Greensward occupies an enviable position within the picturesque village of Steep, one of Hampshire's most sought-after villages, nestled within the spectacular landscape of the South Downs National Park. Situated at the foot of the famous Steep Hangers, the property enjoys immediate access to miles of protected countryside, offering some of the finest walking, trail running and mountain biking routes in southern England directly from the doorstep. The internationally renowned Bedales School is just a short walk away, making the property particularly attractive to families seeking one of the country's leading independent schools. The area is also exceptionally well served by other highly regarded schools including Churcher's College, Ditcham Park School, Bohunt School and The Petersfield School. Steep enjoys a thriving village community with two excellent country pubs, a popular primary school, village hall, tennis club and cricket club, all contributing to its enduring popularity. The nearby market town of Petersfield, approximately 1.4 miles away, offers an excellent range of shops, cafés, restaurants and supermarkets including Waitrose, M&S Food and Tesco. Petersfield railway station provides regular direct services to London Waterloo in around one hour, whilst the nearby A3 offers excellent road connections to London, Guildford, Goodwood, Chichester and the South Coast. Whether enjoying a morning walk across the Hangers, sailing on the Solent, a day at Goodwood or commuting to London, The Greensward is perfectly placed to enjoy the very best of Hampshire and West Sussex.

MATERIAL INFORMATION

Method of Sale: Private treaty
Tenure: Freehold
Construction: Brick and tile elevations under a tiled roof.
Services: Mains electricity, drainage and water. Air source heat pump and underfloor heating on the ground floor.
Council Tax: East Hampshire District Council. Band: TBC
Service Charge: N/A
Ground Rent: N/A
EPC Rating: TBC
Rights & Easements: None known.
Flooding: The property has never flooded.
Mobile Signal: Good outdoor, variable in home (Ofcom).
Broadband Availability: Superfast available (Ofcom).
Parking: Off-street parking
Viewings: Strictly by appointment with Winkworth Petersfield
WHAT3WORDS: ///animates.passport.statue
Ref: AB/260074/1.

Agent note: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

DIRECTIONS

From our office in the High Street turn left at The War Memorial into College Street and then into the one way system. When the road forks, turn left onto Station Road and continue over the level crossing. At the roundabout, take the second exit onto Bell Hill and proceed over the A3. On reaching a crossroads in the centre of the village, the property is immediately after the pub on your right.

https://www.winkworth.co.uk/sale/property/PET260074

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



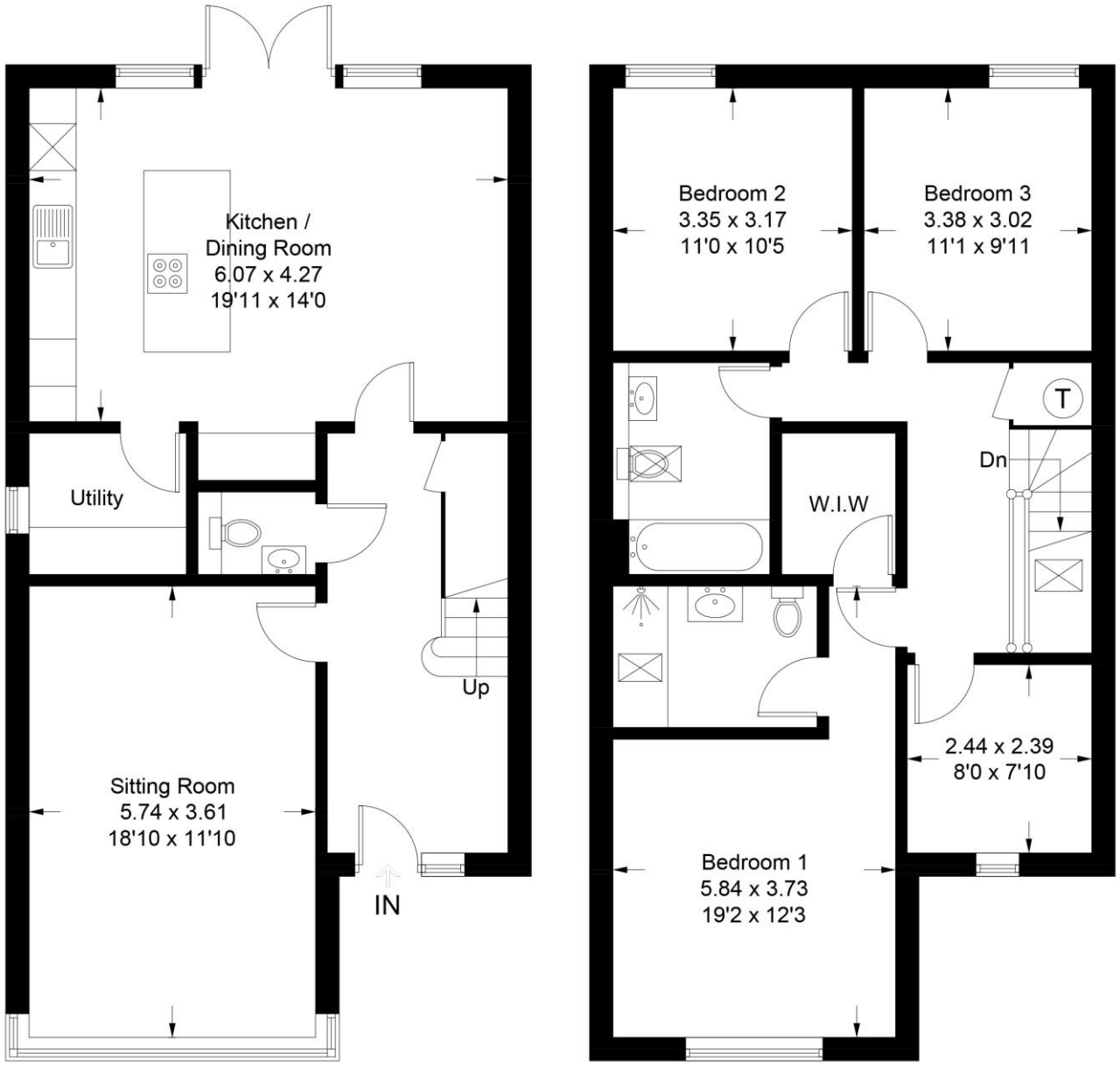






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Approximate Gross Internal Area = 136.4 sq m / 1468 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2026.

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