



Stoner Hill, Petersfield, GU32

Guide Price: £700,000 *Freehold*



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 1,500 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

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.

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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

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.

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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.

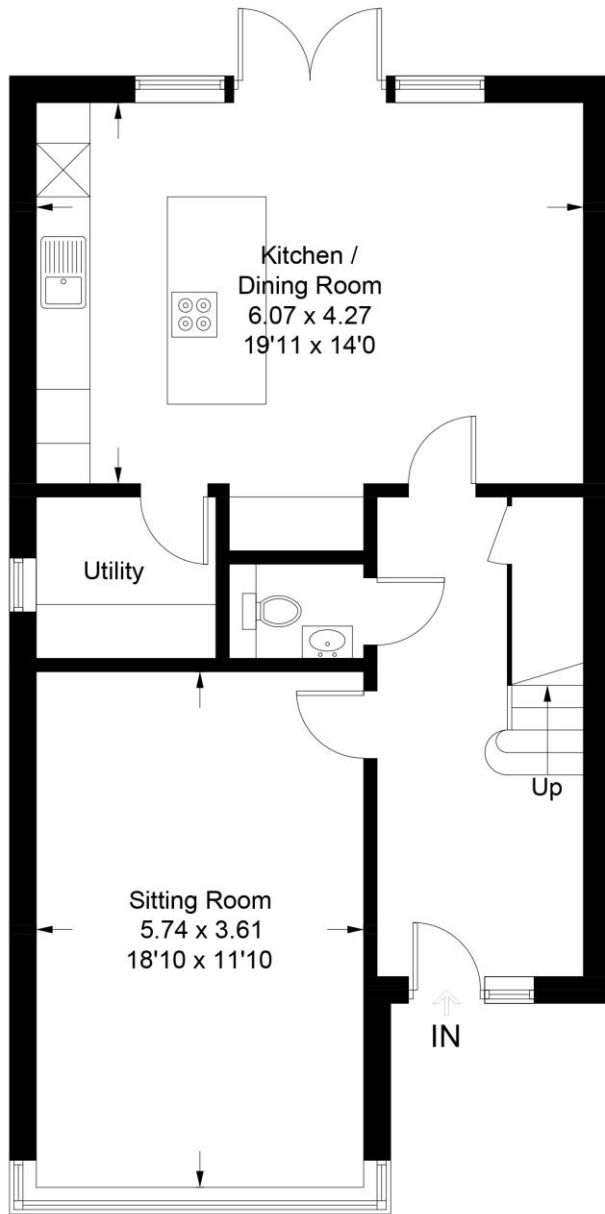


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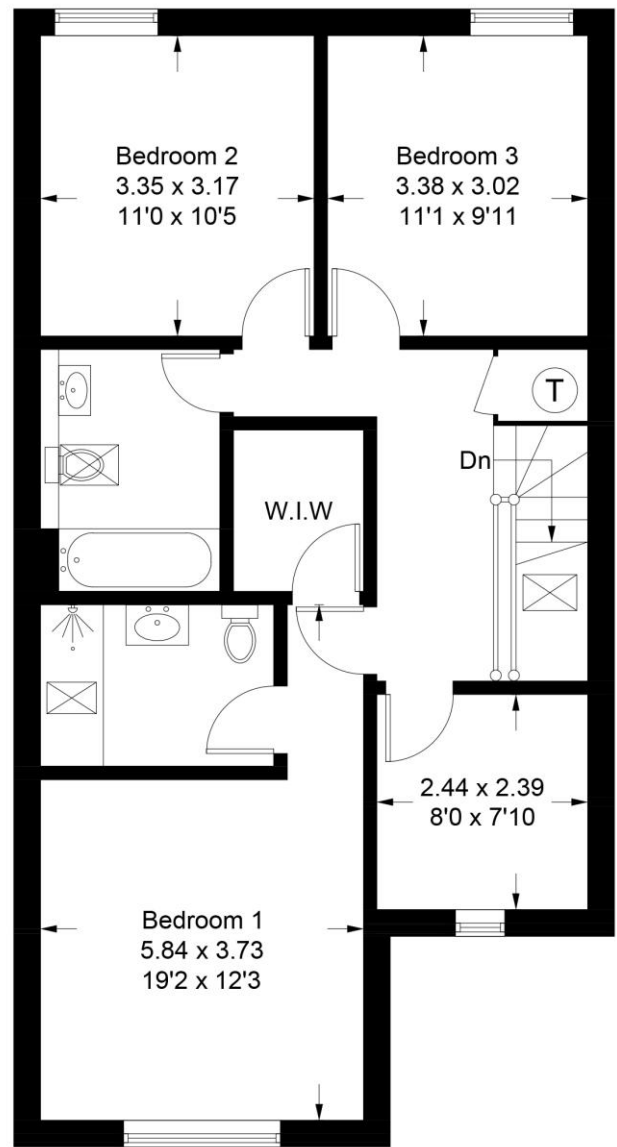
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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



Ground Floor



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

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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