



Stoner Hill, Steep, Hampshire GU32

Guide Price: £850,000 *Freehold*



An opportunity to stamp your mark on a house soon to be built in the heart of the village of Steep by the locally renowned housebuilders, 6a Vision.

KEY FEATURES

- One-off detached family house
- To be built to by local developers, 6A Vision
- High specification finish
- Situated in the popular village of Steep
- Due to be completed in 2026



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DESCRIPTION

The property is a one-off, detached family house with brick and tile-hung elevations under a tiled roof and accommodation over two floors built by the locally renowned and award winning developers, 6a Vision. Currently under construction, an incoming purchaser has the opportunity to influence choice of finishing materials which may include bathroom suites, kitchen units, worksurfaces and tiles. The floorplan denotes the layout which is practical and well-proportioned. On entering the property is a hall with doors leading to the sitting room, kitchen/breakfast room and downstairs cloakroom with WC. The kitchen/breakfast room will be fitted with contemporary units and there's a central island and double doors leading to the rear garden and another door leads to the separate utility room. From the hall, stairs rise to the first floor landing, off which are three bedrooms, family bathroom and a study or fourth bedroom. The main bedroom has its own en suite shower room. There are high ceilings and large windows throughout the property, allowing light to flow through the accommodation along with modern day conveniences such as underfloor heating. To sum up; The perfect house for the 21st Century. Please note that the main image of these property particulars is a CGI and that the internal images are of another property built by 6a Vision. The build is likely to be completed in 2026.

ACCOMMODATION

Main bedroom with en suite shower room, two further bedrooms, study/bedroom 4, reception room, kitchen/dining room, utility room, downstairs cloakroom with WC, hall, gardens and parking.

LOCATION

The property is situated in the sought after village of Steep, just to the north of Petersfield in the heart of The South Downs National Park. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station, (approximately 1.4 miles away) provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel North along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School. Steep has a strong sense of community and benefits from two pubs, (one of which is next door), a tennis club, cricket club, active village hall and popular primary school.

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 immediately after the pub on your right.

MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick elevations under a tiled roof.

Services: Mains electricity, drainage and water. Air source heat pump.

Council Tax Band: TBC

PEA Rating: TBC

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge there has been no flooding.

Mobile Signal: TBC

Broadband Availability: TBC

Parking: Off-street parking for a number of cars.

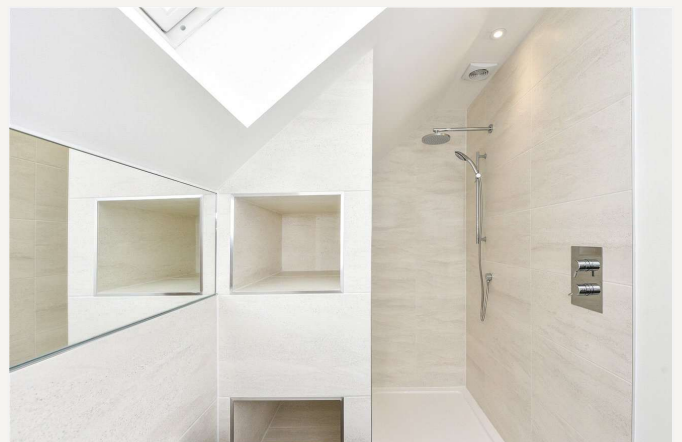
Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///market.frail.received



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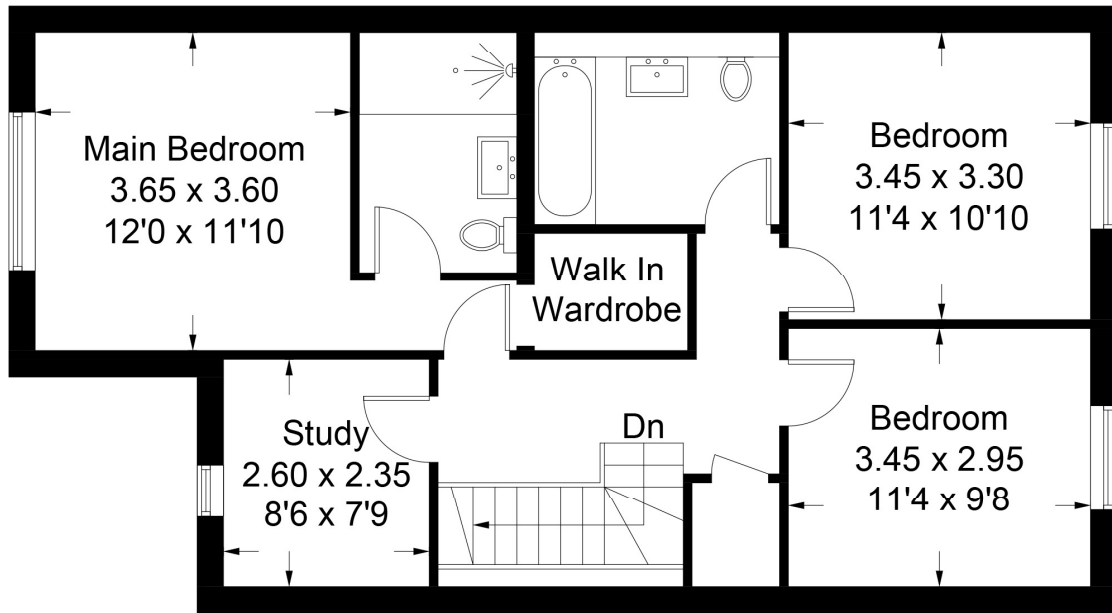
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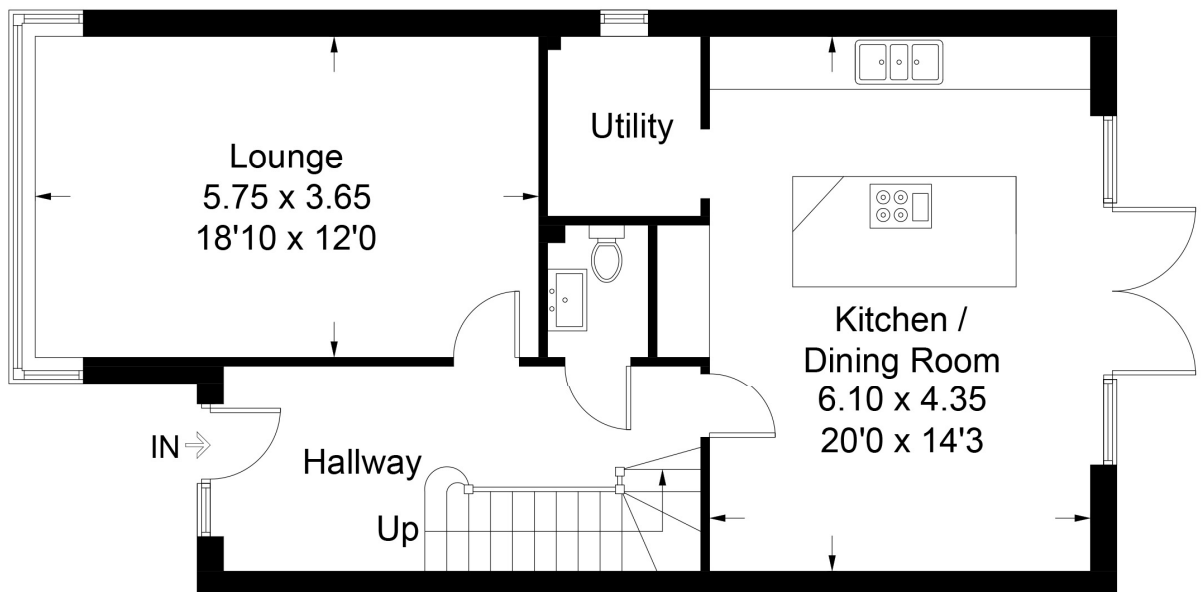
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Approximate Gross Internal Area = 139.8 sq m / 1505 sq ft



First Floor



Ground 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 2025.

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