



Reservoir Lane, Petersfield Hampshire, GU32

Guide Price: £2,000,000 *Freehold*



With the balance of a new home warranty, a substantial, spectacular detached family home with very much the "Wow" factor throughout, offering 4,200 sq. ft. of accommodation and approximately 2.2 acres of land.

KEY FEATURES

- Detached Eco House with over 4,200 sq.ft of internal accommodation
- Built to a high specification by local award-winning Architects
- Contemporary living with blend of characterful features Air source heat pump, triple glazing, solar panels with storage batteries, underfloor heating, clean air ventilation and heat recovery system
- Countryside views within the South Downs National Park
- Building warranty until 2031
- In all, approximately 2.2 acres of land with paddocks
- Driveway parking and triple carport



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DESCRIPTION

The property is a recently built detached eco-house, with largely Siberian Larch clad elevations under a tiled roof and accommodation over four floors, designed by the well thought of, local award winning firm of architects, Re-Format. Boasting innovative design features built with eco-friendly materials, this architectural gem offers a unique opportunity to embrace a blend of traditional aesthetics and contemporary living. There are a number of interesting features, including a wealth of exposed timbers that add character and charm to the interior, enormous triple-glazed windows allowing light to flow through the accommodation as well as many conveniences you would expect to find in a home of the 21st Century, such as a modern kitchen with high-end appliances, smart home technology and underfloor heating. The house is designed for maximum energy efficiency with an air source heat pump, solar panels, clean air ventilation and heat recovery system. Outside, the house is approached by a drive with parking for a number of cars leading a triple carport which lies beneath the expansive main lawn. The lawn can be accessed by external steps or direct from large sliding doors from the kitchen. On the east side of the house is a terrace with tremendous views over the paddocks, making it the ideal setting for enjoying your morning coffee. In all, the property is within about 2.2 acres of land.

Please note that the photos in these details were taken in 2024.

ACCOMMODATION

Entrance hall, gym/office, drawing room, playroom, kitchen/dining room, utility, WC, main bedroom with en suite, guest bedroom with en suite, three further bedrooms, two with dressing rooms and en suite facilities, triple garage, off-street parking, gardens and paddocks. In all, approximately 2.2 acres.

LOCATION

The property is situated on a single track lane towards the fringes of Petersfield surrounded by the South Downs National Park and yet is within a mile of the town itself and walking distance to both the villages of Sheet and Steep. Sheet is a pretty village set around a picturesque triangular green and the ever popular Queens Head and amenities in Steep include The Harrow Inn; a 16th Century pub with hearty home cooked food. 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 provides a direct service to London Waterloo to the north (in a little over 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 Bedale's, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

DIRECTIONS

From our office at 26 High Street, turn left and at the war memorial, turn left again into College Street. Join the one-way system and on reaching a "T" junction, turn right and then immediately bear left up Ramshill. Pass Churcher's College on your right and just as the road bends to the right, turn left down Kingsfersden Lane and proceed over the level crossing. The property is situated straight ahead of you just as the road bends sharply to the left.

Ref: AB/230168/3

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick with Siberian Larch clad elevations under a tiled roof

Services: Air source heat pump, mains water, electricity and drainage. Solar panels with storage batteries and underfloor heating

Council Tax: East Hampshire District Council. **Band:** G

EPC Rating: "B" (87)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, the property has never flooded

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Driveway parking and triple carport

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///shelved.whisk.notebook



Important Notice

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Approximate Gross Internal Area = 390.3 sq m / 4201 sq ft

Store / Shed (s) = 21.2 sq m / 228 sq ft

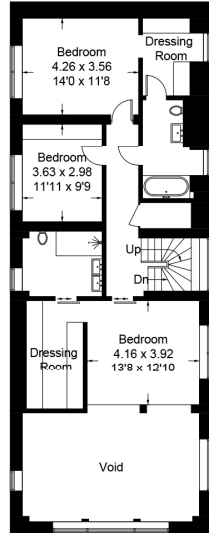
Carport = 43.9 sq m / 472 sq ft

Total = 455.4 sq m / 4901 sq ft

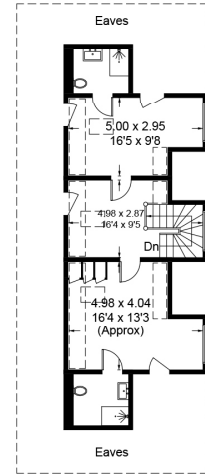
(Excluding Void)



please know that these plans were prepared from architect drawings



First Floor



Second 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 2024.

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