

Viola Hill,
Steep

Strutt
& Parker house.
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6,629 sq ft (615.85 sq m) | 3 reception rooms | 6 principal bedrooms
1,733 sq ft annexe with 2 additional bedrooms and leisure
complex (finished to shell and core) | Approx. 7.72 acres

Guide price £5,750,000



A harmonious union of modern living in a peaceful rural setting: this contemporary home offers impressive lateral living space, enviable views, a versatile annexe and excellent green credentials.

This sensational contemporary home occupies a hilltop position with delightful views over the undulating countryside of the South Downs National Park. The exciting design was created by renowned local architects, Re-Format, replacing an existing unconventional home with a fresh, considered structure.

Completed in 2025, the L-shaped main house offers approximately 6,629 square foot (615.85 square metres) of lateral living space and accommodation set over two floors. The design of the building is sympathetic to its rural setting, engineered to appear as a modern interpretation of an agricultural building, and the impressive windows frame stunning views of the surrounding landscape from both floors.

Inside, the magnificent sitting room has soaring vaulted ceilings and is warmed by a wood fire. From the floor-to-ceiling windows, views look out over the pool and deck to the countryside beyond. The kitchen, breakfast area and dining space is semi-open plan to the sitting room, ideal for day-to-day family life and well configured for entertaining. Adjacent to the sitting room is a cosy cinema room with a sunken seating area and wood fire. The house caters well for outdoor life as there is a spacious boot room and utility room, while a pantry provides ample storage space for the kitchen. Visiting guests are well accommodated with two ground floor bedroom suites, which are also well positioned for live-in staff or multi-generational living such as grandparents or older children living at home.

The first floor is laid out to suit modern family life, including a fabulous games room with outstanding elevated views. In addition to a luxurious principal suite there are three further first-floor bedroom suites, each one spacious and light with its own dedicated shower or bathroom. An additional bedroom on the first floor can be created by reconfiguring one of the two mezzanines.

Separate to the main house, the substantial annexe has been constructed with flexibility in mind. Planning has been granted for a fitness and wellness area, plus a further two bedroom suites. The annexe is currently awaiting fitting by the incoming purchaser – so there is excellent scope for personalisation to suit. In total, this could provide a further 1,733 square foot of property.

A planning application has been submitted (pending a decision) for a basement to house an indoor pool or substantial car collection.

Perched above the rolling South Downs, commanding far-reaching vistas over lush meadows and woodlands - seven acres of idyllic grounds await.

A real retreat from the outside world, Viola Hill nestles within its own secluded grounds yet feels wonderfully open and light, with its commanding hilltop position affording stunning, far-reaching vistas across the rolling woodland, fields and villages of the South Downs. The surrounding area is picturesque – unspoilt, idyllic, remote yet easily connected, with clear nights revealing a blanket of stars above after dark. The village of Steep benefits from some of the best dark skies in South East England – included within the South Downs International Dark Sky Reserve, it is officially recognized for its low light pollution and excellent stargazing opportunities.

The grounds surrounding Viola Hill extend to approximately 7.72 acres, with future potential for further landscaping. Adjoining the house, an expansive deck area cradles an outdoor pool with a solid electric cover for safety. Fringed by ornamental grasses, it feels transplanted from a Mediterranean villa, yet the views to the south are quintessentially English: lush green lawns unfurling to a patchwork of paddocks, farmland and gently swelling tree-topped hills. Beyond the annexe, a tennis court provides further opportunities for leisure.

Entertaining at home is a breeze on the outdoor terrace, where a sizeable seating area is bordered by an outdoor kitchen with a gas barbecue and wet bar. Behind this, a pleasingly symmetrical kitchen garden features raised beds to allow abundant growing.

The house has been designed with energy efficiency in mind: the heating and hot water is via an air source heat pump, there is an electric vehicle charging point and insulating cladding (details can be provided on request). Landscape and ecology are central to the landscaping approach, with extensive native tree and hedgerow planting, wildflower meadow creation and biodiversity enhancements including bat and bird boxes. Sustainable drainage through soakaways and rainwater harvesting improves on-site hydrology while supporting wildlife.

There is mains electricity and water. The drainage is a private sewage treatment plant, which is compliant to current regulations. Please note that the property does have cladding. The specification of the cladding can be provided. There is an electric car charging point.





Approximate Floor Area = 615.8 sq m / 6629 sq ft



Location

Viola Hill, benefitting from the privacy afforded by its location, is set back from the road along a private driveway in a country setting yet with the convenience of the old market town of Petersfield being within two miles. Petersfield has regular farmers and continental markets, an excellent range of shopping, cultural and local amenities. The village of Steep, with its lovely old church, tennis club and well-regarded primary school, is 1.5 miles to the south.

For outdoor country enthusiasts, Viola Hill is set within the heart of the South Downs National Park. There are rare orchids amongst the bluebell woods and an extensive network of footpaths and bridleways throughout the local countryside and miles of winding country lanes for any cyclists. Off-road trails can be found via the South Downs Way in nearby South Harting or Buriton or the Queen Elizabeth Country Park, opposite Butser Hill.

Mainline rail services are available from Petersfield (2 miles) with direct South West Train services to London Waterloo in 1 hour 5 minutes. Southampton International Airport is 34 miles to the south and London Gatwick Airport is 46 miles to the east. There is an excellent choice of senior and preparatory schools in the area including Bedales School, Highfield and Brookham Schools, Churcher's College, St. Swithun's School, The Pilgrim's School, Twyford and Winchester College.



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General

Local Authority: East Hampshire Council
Services: Mains electricity and water. Private drainage (compliant). Air source heat pump. Electric car charging point.
Council Tax: Band H
EPC Rating: C
Agents Note; Please note this property has cladding, the specification can be provided.
Tenure: Freehold
Postcode: GU3 1AA

Available to buy through

National Country House Department

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