



THE COPPICE, RESERVOIR LANE

Petersfield, Hampshire, GU32



RESERVOIR LANE, PETERSFIELD

A one-of-a-kind contemporary residence enjoying an exceptional setting within the South Downs National Park, yet conveniently positioned for Petersfield and its comprehensive amenities.



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EPC

B

Local Authority: East Hampshire District Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,950,000



LOCATION - PETERSFIELD, GU32

The property occupies a delightful position along a single-track lane on the fringes of Petersfield, surrounded by the South Downs National Park, yet within approximately one mile of the town centre. The villages of Sheet and Steep are also within walking distance. Sheet is centred around its attractive village green and the popular The Queens Head public house. Steep is home to The Harrow Inn, a 16th-century inn renowned for its traditional fare. Petersfield offers an excellent range of day-to-day amenities including Waitrose, Marks & Spencer Food, and Tesco, alongside a variety of independent boutiques, cafés and restaurants. The mainline station provides direct services to London Waterloo (from just over an hour). The Hindhead Tunnel offers convenient access north along the A3 towards Guildford and London. The area is renowned for its sporting and recreational opportunities. There is an excellent choice of schools in the vicinity, including Bedales School, Churchers College, Ditcham Park







PROPERTY

This exceptional detached eco residence represents a rare opportunity to acquire a thoughtfully designed, architecturally distinctive home in an enviable semi-rural position. Constructed with Siberian larch-clad elevations beneath a tiled roof, the house provides over 4,200 sq ft of beautifully arranged accommodation across four floors. Designed by the highly regarded, award-winning architects Re-Format, the house marries innovative, sustainable construction with refined contemporary living. A wealth of exposed structural timbers introduces warmth and texture, while expansive triple-glazed windows frame the surrounding landscape and allow natural light to permeate the interiors.

The accommodation has been carefully considered for modern lifestyles, featuring a bespoke kitchen fitted with high-specification appliances, smart home integration and underfloor heating throughout. Environmental performance is central to the design, with an air source heat pump, solar panels with battery storage, and a clean air ventilation and heat recovery system ensuring exemplary energy efficiency.



OUTSIDE AND GARDEN

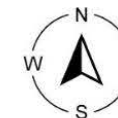
The property is approached via a private driveway providing ample parking and leading to a triple carport with a large hidden workshop/storage area, discreetly positioned beneath the principal lawn. The lawn itself is accessible both externally and directly from the kitchen via wide sliding doors, creating a seamless connection between inside and out. To the eastern elevation, a generous terrace enjoys commanding views across the adjoining paddocks — an idyllic setting for outdoor dining or morning coffee. In all, the property extends to approximately 2.2 acres.







Approximate Floor Area = 390.3 sq m / 4201 sq ft
 Outbuildings = 13.8 sq m / 148 sq ft
 Total = 404.1 sq m / 4349 sq ft
 Excluding Carport / Shed / Void



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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