



THE  
COUNTRY  
HOUSE  
COMPANY

Sales | Lettings | Management

## Hambledon, Hampshire

Offers are invited for this unique architect inspired and designed home which offers in excess of 3300 sq. ft of accommodation with stunning views, elevated gardens and 2 acres of paddock land with separate vehicular access.



### Mileages (approximate)

Petersfield – 10 miles

Portsmouth – 13 miles

Winchester – 16 miles

### Summary of Accommodation

Entrance Hall

Dining Room

Family Room

Sitting Room

Study

Kitchen

3 Bedrooms

3 Bathrooms

Utility

Cloakroom

Sauna

Home Office

Double Garage

### Description

This versatile property is in need of some significant refurbishment but offers an enviable position and wealth of accommodation.

Arranged over three levels the main residence includes on the ground floor, a welcoming entrance hall, fitted kitchen with large walk in pantry and utility, spacious dual aspect family



room with fireplace, superb formal dining room, rear lobby and bathroom. Steps descend from the entrance hall to the ground floor of the original part of the house which is believed to date back to the 1800s where there is a bedroom, bathroom and sauna which could be annexed to provide ancillary accommodation if required.

A split-level staircase rises from the entrance hall again to the original part of the house with three further bedrooms.

At the top of the house is an impressive dual aspect sitting room with architectural features and large picture window with magnificent views over the village of Hambledon and the South Downs National

Park, this is replicated in the study which is behind double doors. In addition, on this level is the master bedroom suite with en suite shower room, dressing area and separate cloakroom. This completes the internal accommodation; a home office and store are accessed externally.

### Outside

The property is set back and elevated from the lane although immediately adjacent is a subterranean double garage. Steps lead to the main entrance and to an area of lawn which is over the garage area. Paved terracing then encircles the house with a large sun terrace immediately adjacent to the rear which can also be accessed from the sitting room and master bedroom. Landscaped gardens are then steeply

banked behind with meandering steps rising to a pedestrian gate to the field which is currently a wild meadow but could be fully fenced as a paddock if required. This field has the benefit of separate vehicular access from the top of the lane.

### Situation

The house is located in the heart of the village within access of the facilities and amenities which include a village store, school, public house, village hall and tea rooms. Within the South Downs National Park, the village is surrounded by stunning countryside yet with road and rail services nearby to include the A3, M27, A32 and M3. Train services are from Petersfield and Winchester.

**Services:** Mains electricity, water and drainage. Electric central heating.

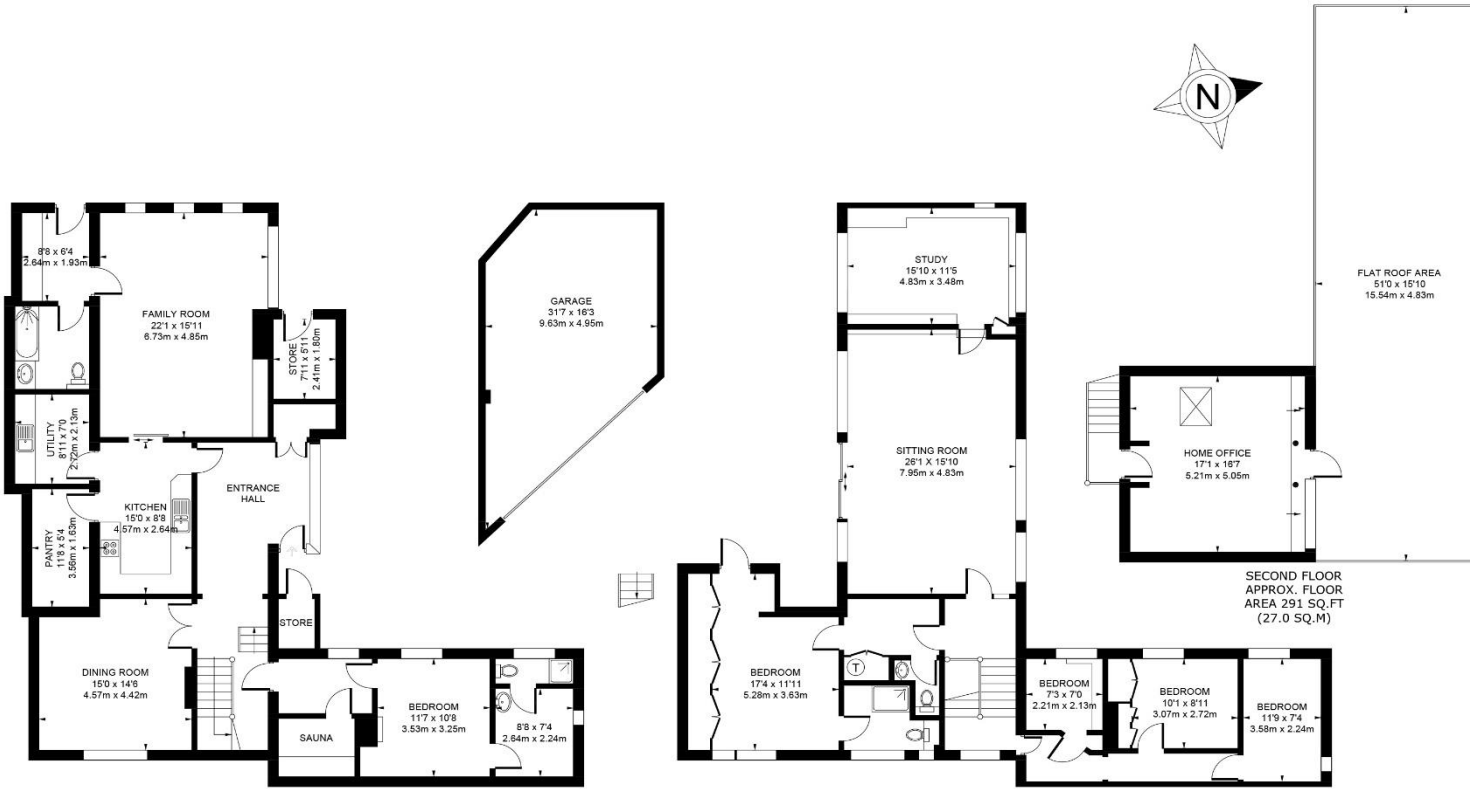
**Local Authority:** Winchester City Council.

**Tenure and Possession:** Freehold

**Viewing:** Strictly by appointment with The Country House Company. Tel; 02392 633026

Email: sales@countryhousecompany.co.uk





TOTAL APPROX. FLOOR AREA 3335 SQ.FT (309.8 SQ.M)  
 GARAGE 377 SQ.FT (35 SQ.M)  
 STORES 64 SQ.FT (6 SQ.M)  
 TOTAL 3776 SQ.FT (350.8 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 floorplansUsketch 2019 (ID 557810)



The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

