



THE  
COUNTRY  
HOUSE  
COMPANY

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HAMBLEDON  
MEON VALLEY, HAMPSHIRE

## Hambledon, Hampshire

Available to the market for the first time since it was built in 1958, this detached 2/3-bedroom bungalow is nestled in sunny gardens with detached garage and is within a level walking distance of the amenities of Hambledon Village.



### Mileages (approximate)

Petersfield - 11 miles

Portsmouth - 13 miles

Winchester - 16 miles

### Summary of Accommodation

Entrance Hall

Sitting Room

Kitchen/Breakfast Room

2/3 Bedrooms

Bathroom

Detached Garage and Store

### Description

A rare opportunity to acquire this detached home enviably situated away from the main thoroughfare within walking distance of the amenities and thriving community of Hambledon Village.

The property is in need of updating but offers well-appointed light and spacious accommodation with further potential to extend (subject to planning permissions and consents).

Accessed from the entrance hall, the sitting room is triple aspect with an open fireplace.



There is a good-sized kitchen breakfast/room which is dual aspect, a double bedroom which overlooks the garden and two further bedrooms, currently linked, which could be combined to create a master bedroom suite. In addition, there is a bathroom, detached garage and store.

### Outside

Accessed via a tarmac driveway which serves just two properties, the house is set within its gardens with areas of lawn interspersed with mature planting. To the front is an area for parking and access to the garage.

### Situation

The house is set back from Green Lane behind the Methodist Chapel close to the heart of the village.

The village itself famous for its history and strong association with cricket, is surrounded by the South Downs National Park and National Trust downland. It has a combined infant and primary school ranked Outstanding by Ofsted, village store, a church, pub and well known cricket club. The surrounding countryside provides lovely walks and extensive riding. A good range of local shops and amenities are available in nearby Denmead, and both Winchester and Petersfield are easily accessible, each with mainline stations, and more extensive

shopping and leisure facilities. The A3 provides a direct link to London, the South Coast and the M27 network to Chichester and Southampton Airport

**Services:** Mains electricity, water and drainage.

**Local Authority:** Winchester City Council.

**Tenure and Possession:** The property is offered for sale Freehold.

### Viewing:

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

Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

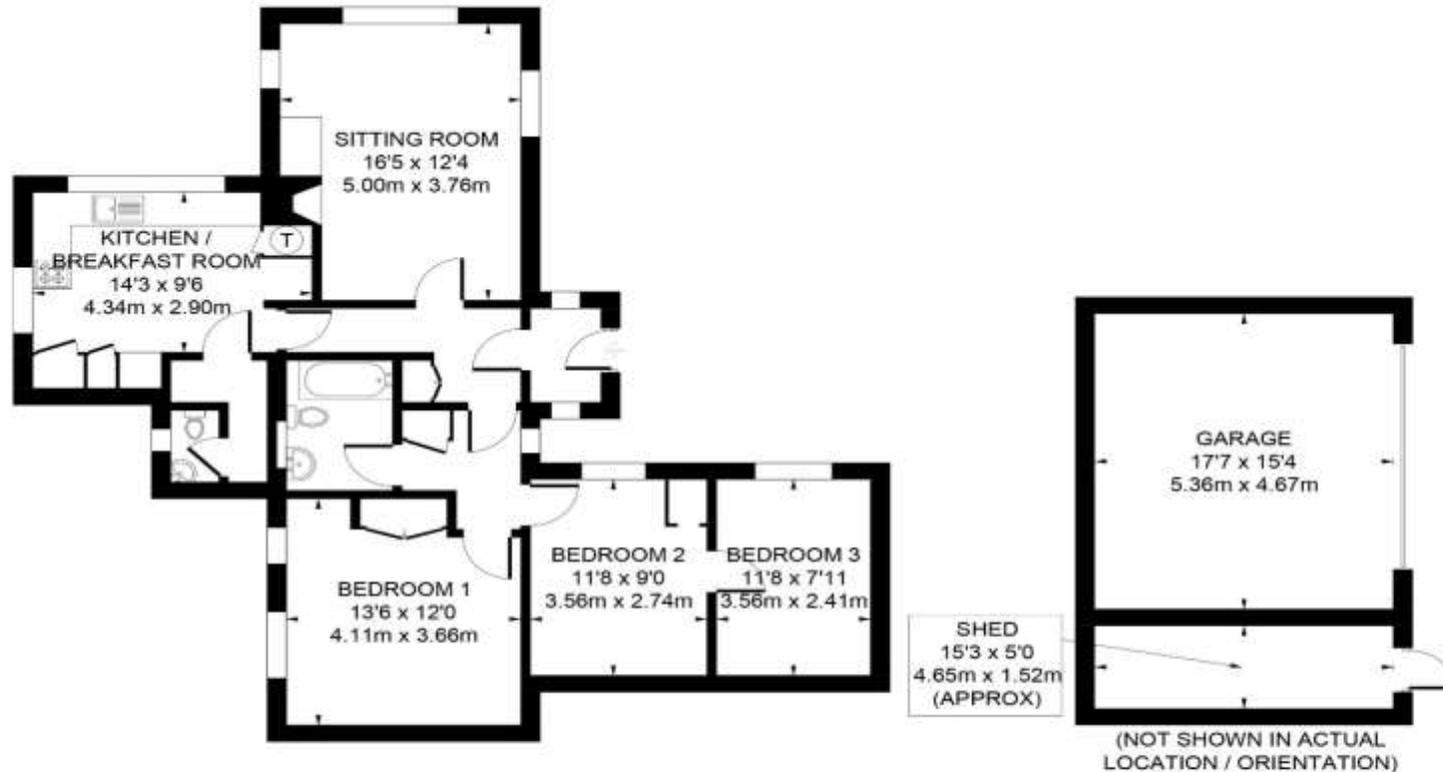


### Disclaimer: (including fixtures and fittings)

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Date of particulars

2019. Interior photos 2019



TOTAL APPROX. FLOOR AREA 918 SQ.FT (85.3 SQ.M)  
 GARAGE / SHED 359 SQ.FT (33.4 SQ.M)  
 TOTAL 1277 SQ.FT (118.7 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 575504)



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

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