

THE  
COUNTRY  
HOUSE  
COMPANY

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HAMBLEDON  
HAMPSHIRE

A unique Grade II listed property offering in excess of 3,000 sq. ft of accommodation, plus attached store with separate access, situated in the heart of this sought-after village.



### Mileages (approximate)

Petersfield – 11 miles

Portsmouth – 13 miles

Winchester – 16 miles

### Summary of Accommodation

#### MAIN HOUSE

##### Lower Ground Floor

Cellar

##### Ground Floor

Entrance Hall

Drawing Room

Sitting Room

Dining Room

Kitchen/Breakfast Room

Shower Room

##### First Floor

Three Double Bedrooms

Family Bathroom

##### Second Floor

Two Attic Rooms

#### STORE/PREMISES

Shop Floor

Utility

Cloakroom



#### Description

This attractive home, whilst in need of some refurbishment, presents all the character expected of a property of its period with high ceilings, handsome fireplaces and exposed timbers.

On the ground floor is a welcoming entrance hall, comfortable sitting room with large bay window, cosy snug with fireplace and elegant dining room again with fireplace.

In addition, on the ground floor is the spacious kitchen/breakfast room with door to the garden and a separate shower room accessed from the hallway. There is also a useful cellar below stairs.

On the first floor are three double bedrooms and a family bathroom with two further substantial attic rooms located on the second floor.

Accessed externally is the store which could be utilised as such or, subject to the necessary planning, be converted and integrated into the main house.

#### Outside

To the rear of the property is a pretty paved courtyard area with store. Steps lead to a good-sized area of private walled garden which is mainly laid to lawn bordered by mature planting.

#### Situation

Hambledon is a thriving village situated within the South Downs National Park. There are excellent amenities which include a village store, public house, school, church, active village hall and cricket club. Historically the birth place of Cricket, Hambledon is surrounded by glorious countryside yet within easy access of the A3/A32 and A272 to Winchester and Petersfield where there are extensive facilities and train services to London.

**Services:** Mains electricity and water. Private drainage and oil-fired central heating

**Local Authority:** Winchester City Council. Council Tax Band C

**Tenure and Possession:** The property is offered for sale Freehold. The Store is liable to mixed use rateable business tax Category 268G.

#### Viewing:

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

Email: [sales@countryhousecompany.co.uk](mailto: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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