



THE  
COUNTRY  
HOUSE  
COMPANY

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HAMBLEDON  
MEON VALLEY



A pretty Grade II listed property, which has been meticulously upgraded by the current owners with its superb character features retained and the benefit of external office space and countryside views to the rear aspect.





### Mileages (approximate)

Petersfield – 11 miles  
Portsmouth – 13 miles  
Winchester – 16 miles

### Summary of Accommodation

#### Ground Floor

Entrance Hall  
Sitting Room  
Dining Room  
Family Room  
Kitchen  
Utility  
Wet Room

#### First Floor

Three Bedrooms  
Bathroom

#### Outside

Garage and Office  
Private Parking

### Description

This charming cottage was historically divided into three and amalgamated into one residence circa 1921. Since 2011 there have been extensive, yet sympathetic improvements undertaken to include replacement hardwood doors, windows, bespoke kitchen, new utility, wet room and bathroom plus the extension and



modification of garden buildings including change of use to office.

In addition, there has been the installation of air conditioning to the two main bedrooms and the installation of an underground LPG gas tank, new boiler and roof tiles.

The property is tastefully styled throughout and includes a welcoming entrance hall, formal dining room, cosy sitting room with solid fuel Stovax burner and family room with ensuite wet room which would serve as a fourth bedroom if required.

Completing the ground floor accommodation is an attractive bespoke shaker style kitchen with breakfast bar and a utility.

The bedrooms are accessed via two separate staircases, although it is possible to access each room from the first floor directly using just the main staircase which is located in the entrance hall and leads to bedroom three and to a Jack and Jill bathroom. The second staircase leads to two further double bedrooms.

### Outside

The gardens are a lovely feature and lie to three sides of the property with meandering brick pathway and sun terrace, lawn and mature planting adjoining open countryside which affords magnificent views.

Parking is accessed via a shared driveway at the side which is screened by hedging. The driveway leads to the rear of the garden where there are

approximately 4 spaces and access to the garage which to the rear is a designated office space with utilites.

### 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 surround 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. Mains drainage and LPG Gas fired central heating.

**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.

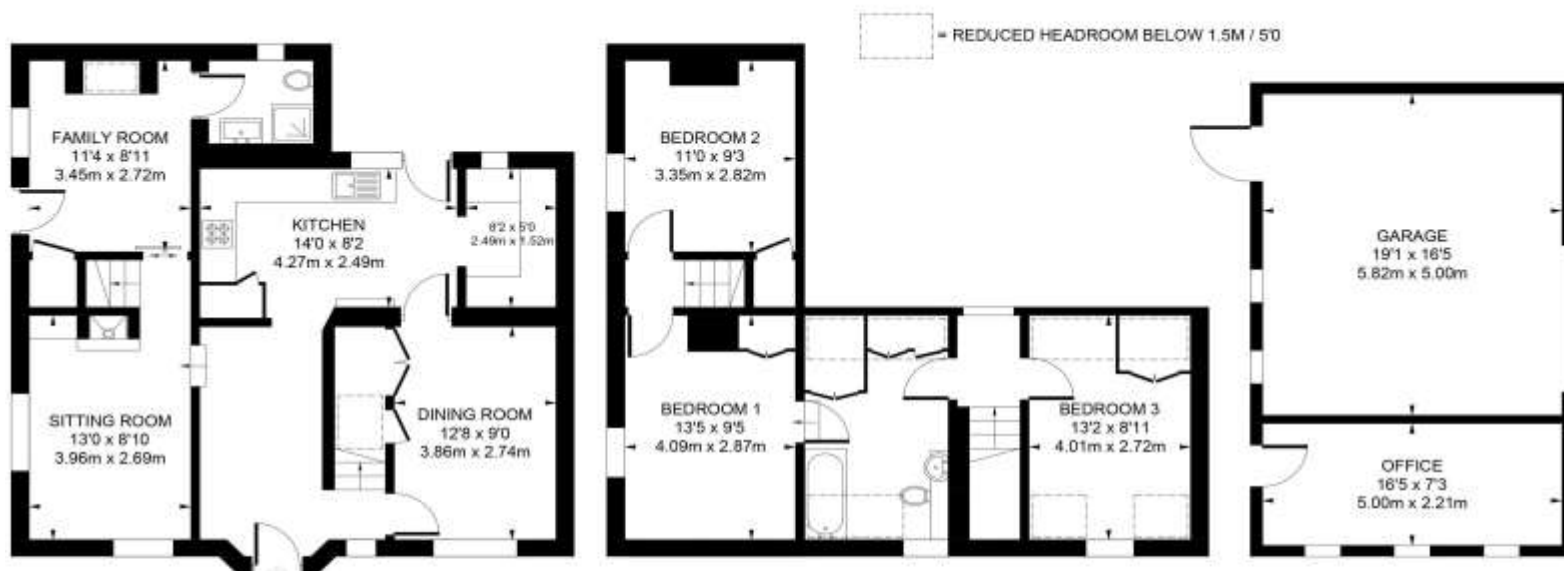


### Disclaimer: (including fixtures and fittings)

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2020 Interior photos 2020

Date of particulars



GROUND FLOOR  
APPROX. FLOOR  
AREA 743 SQ.FT  
(69.0 SQ.M)

FIRST FLOOR  
APPROX. FLOOR  
AREA 553 SQ.FT  
(51.4 SQ.M)

(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

TOTAL APPROX. FLOOR AREA 1296 SQ.FT (120.4 SQ.M)  
OUTBUILDING AREA 438 SQ.FT (40.7 SQ.M)  
TOTAL AREA 1734 SQ.FT (161.1 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.  
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