



THE
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HAMBLEDON VILLAGE
SOUTH DOWNS NATIONAL PARK

Hambledon, Nr Petersfield, Hampshire

An attractive detached 3 bedroom property with double garage, situated within this sought after village with glorious views to the rear aspect.



Mileages (approximate)

Petersfield -11 miles

Winchester - 16 miles

Portsmouth - 13 miles

Summary of Accommodation

Entrance Hall

Sitting Room

Dining Room

Kitchen

Three Bedrooms

Bathroom

Shower Room

Detached Double Garage

Description

A light and deceptively spacious detached single storey property with scope to extend (stpp) situated in the highly sought after village of Hambledon, away from the main thoroughfare and within good access of the amenities in the village.

The property comprises of a welcoming reception hall, a generous triple aspect sitting room with patio doors to a raised sun terrace, an open plan raised dining area, a kitchen, three bedrooms, a bathroom and shower room.



Outside

To the front of the house is the driveway with parking space and a detached double garage.

The mature gardens lie to the front and side and are mainly laid to lawn with mature planting, whilst the rear boundary borders countryside.

Situation

Set within the thriving village of Hambledon this unique home is within a brief stroll of the village amenities to include the village store, school, church and public house.

Historically the birthplace 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. Mains drainage and electric 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

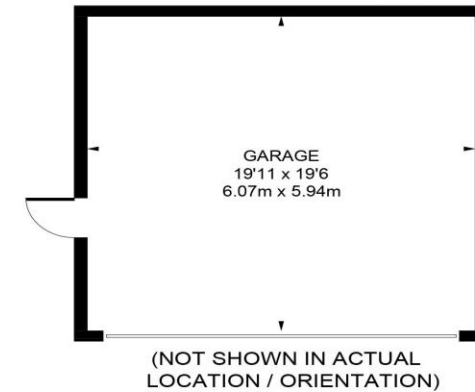
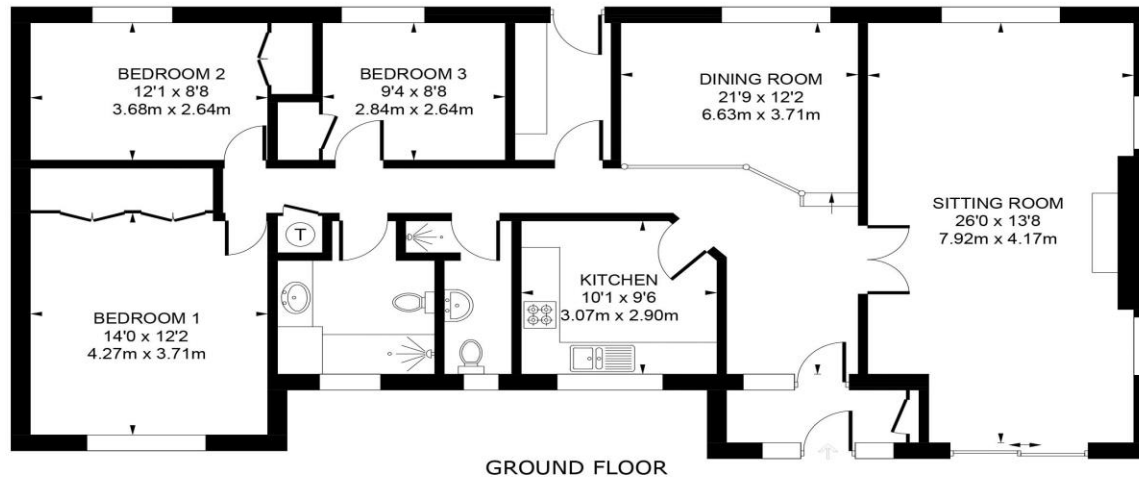
Email: sales@countryhousecompany.co.uk

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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TOTAL APPROX. FLOOR AREA 1,372 SQ.FT (127.5 SQ.M)
GARAGE 387 SQ.FT (36.0 SQ.M)
TOTAL 1,759 SQ.FT (163.5 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.
(ID771485)



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