

THE
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Hambleton
The South Downs National Park

Hambledon, Hampshire

Tucked away from the village thoroughfare, this attractive southerly facing, three bedroom detached property offers an excellent arrangement of stylish, versatile accommodation, with views over the valley.



Mileages (approximate)

Petersfield -11 miles
Winchester - 16 miles
Portsmouth - 13 miles

Summary of Accommodation

Ground Floor

Sitting Room
Dining Room
Study
Kitchen
Utility
Master Bedroom with En Suite Shower Room
Two Further Bedrooms
Bathroom
Cloakroom
Outside
Timber Garage

Description

This attractive home has been the subject of extensive refurbishment by the current owners and presents accommodation, which is light, spacious, and immaculately presented throughout.

A recently fitted, contemporary 'Howdens' kitchen opens to the dual aspect dining room with glazed double doors outside to a raised, decked sun terrace.



There is a cosy sitting room with fireplace and log burning stove which links to a spacious study area - an ideal space for those looking to work from home.

A dual aspect master bedroom with en suite shower room, two further bedrooms, a family bathroom, utility, and cloakroom complete the accommodation.

Outside

The property is accessed via a private lane and has parking for several cars and a timber garage/store with power and light.

The gardens are a lovely feature and encircle the house with large areas of lawn to both the front and side bordered by pretty, mature, shrub and perennial borders.

A newly replaced, raised composite decked terrace has direct access to and from the house making it an ideal area for entertaining, with the benefit of sunny aspect and views over the gardens and valley.

Accessed via a pedestrian gate to the rear boundary is a footpath which leads to the village amenities and to the school which has an Outstanding Ofsted accreditation. Beyond the footpath is Hambleton Vineyard with its glorious grounds.

Situation

Set within the thriving village of Hambleton this unique home is within a brief stroll of the village which benefits from a shop, church, village hall and public house.

Historically the birthplace of Cricket, Hambleton is surrounded by glorious, protected countryside yet is 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, water and drainage. Oil 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

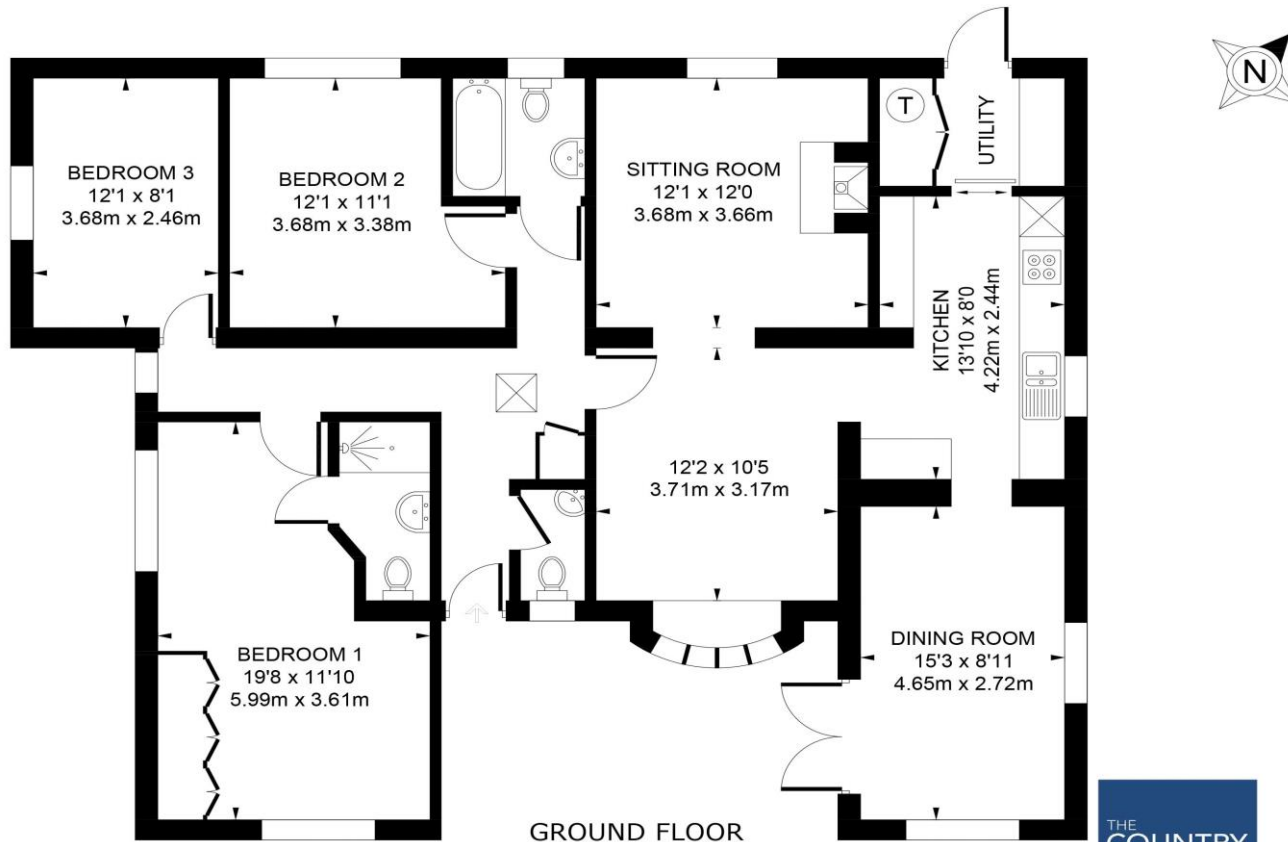
Email: sales@countryhousecompany.co.uk

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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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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The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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