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HAMBLEDON
HAMPSHIRE

Hambledon Barn, Green Lane, Hambledon, Nr Petersfield, Hampshire, PO7 4SS

A superb detached Grade II listed, 4 bedroom converted barn with garage and parking situated in the thriving village of Hambledon, close to amenities and with good access to commuter links and train services to London.



Mileages (approximate)

Petersfield – 10 miles
Winchester – 15 miles
Portsmouth – 13 miles

Summary of Accommodation

Ground Floor

Kitchen/Dining Room
Sitting Room
Inner Hallway
Master Bedroom with Ensuite Shower Room
Guest Bedroom with Ensuite Shower Room
Two further Bedrooms
Family bathroom
Utility

First Floor

Family Room
Study

Description

This elegant home is spacious and extremely well presented with stunning features throughout.

The principal sitting room is in excess of 33 ft and has an impressive vaulted and beamed ceiling. There is a large brick fireplace with log burning stove, an alcove library/study area, and glazed



doors to the garden. From this room there are two staircases one at each end and they lead independently to a mezzanine family room and study.

There is a substantial kitchen/dining room which is extensively fitted and has an island unit and door outside to a covered porch which leads also to the utility/boiler room.

The bedrooms are located in a wing at the far end of the property and include a large master bedroom with fitted wardrobe cupboards, an ensuite shower room and glazed double doors to the garden. In addition, there is a guest bedroom also with an ensuite shower room, two further bedrooms and a family bathroom.

Outside

The property is approached via a five-bar gate to parking and the garage. A Paviour pathway leads to the house and to an attractive sun terrace. The house is orientated around the garden which provides a good degree of privacy. Lawn is flanked by perennial borders and interspersed mature tree and shrub specimens.

Situation

Hambleton is a thriving village situated within the South Downs National Park. There are excellent amenities which include a village store, public house, tea room, school, church, an active village hall and cricket club. Historically the birthplace of Cricket, Hambleton 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, water and drainage. Oil fired central heating. Underfloor heating to the kitchen and living room areas.

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

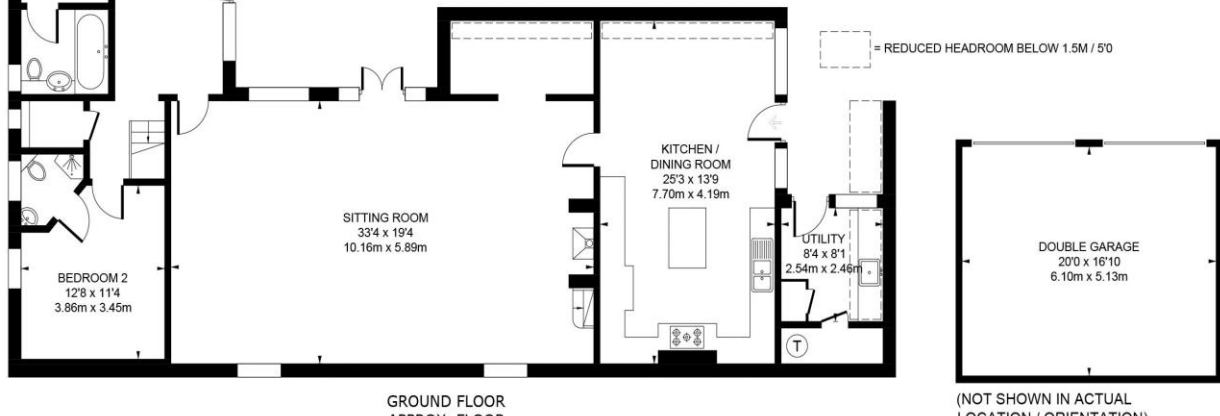
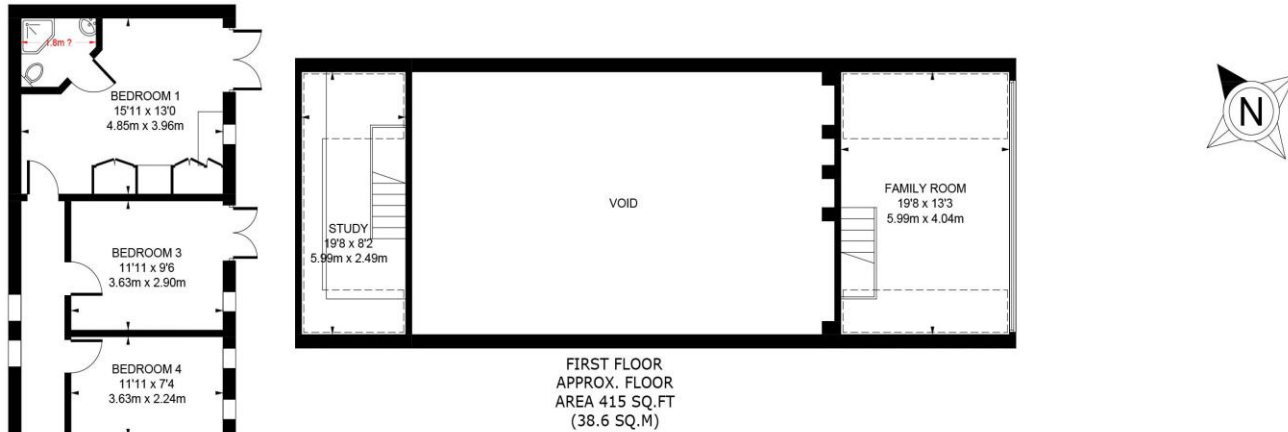
Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2022. Interior photos 2022





TOTAL APPROX. FLOOR AREA 2493 SQ.FT (231.7 SQ.M)
DOUBLE GARAGE 338 SQ.FT (31.4 SQ.M)
TOTAL 2831 SQ.FT (263.1 SQ.M)
(EXCLUDING VOID)

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.
(ID 836637)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	49 E	
21-38	F		
1-20	G		





The Country House Company

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