

Hambledon
Hampshire

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Hambleton, Nr Petersfield

A bright and spacious village home with sizeable garden situated in the heart of Hambleton.



Mileages (approximate)

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

Summary of Accommodation

Ground Floor
Sitting Room
Dining Room
Kitchen/Breakfast Room
Family Room
Utility
Cloakroom
First Floor
Master Bedroom with En Suite Shower Room
Two Further Bedrooms
Family Bathroom

Description

The property was constructed in the 1960s and designed to be in keeping with the historic homes in the village. The accommodation is light and spacious with attractive features and in our opinion, there is scope to further extend (subject to planning consents/permissions).



On the ground floor is a bright and airy dual aspect sitting room with fireplace and glazed doors to the garden, a dining room, cloakroom, and a good-sized kitchen/breakfast room with doors to the garden. A family room (formerly the garage) and currently used as a formal dining room is accessed via a covered lobby with a separate utility to the rear.

On the second floor is the master bedroom with en suite shower room, two further bedrooms and a bathroom.

Outside

To the front of the property is a paved area with dropped kerb and access to the rear

via a side lobby. The gardens are larger than you might expect for a village home. There is an attractive terrace with steps up to raised lawn and a further walled garden is through a pretty brick and flint gated archway.

Situation

Hambledon is a thriving village situated within the South Downs National Park. There are excellent amenities which include a village store, public house, tea rooms, school, church, active village hall and cricket club. 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, water and drainage. Oil fired central heating

Local Authority: Winchester City Council

Tenure and Possession: The property is offered for sale Freehold.

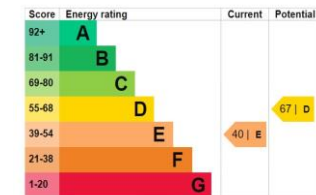
Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

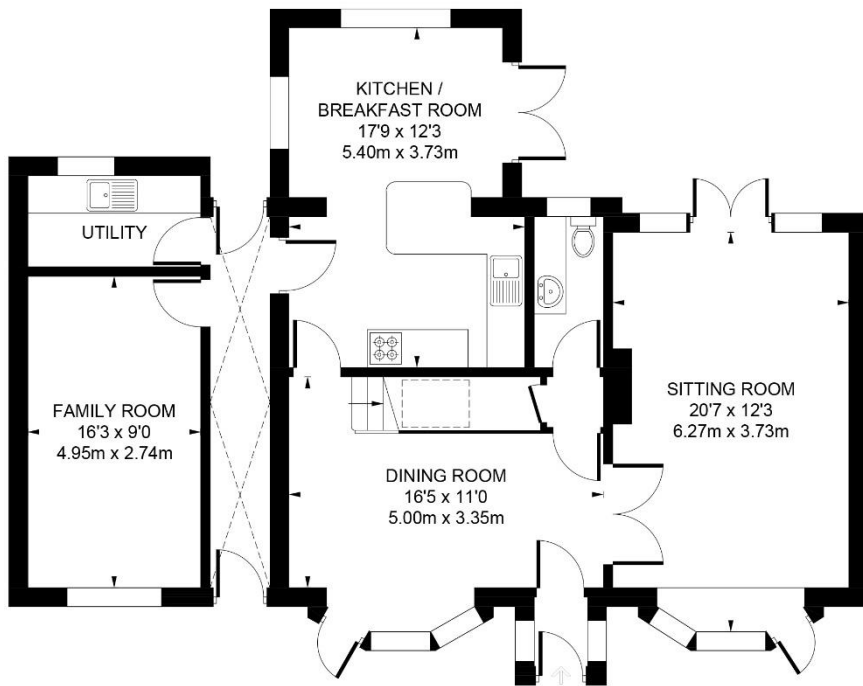
Email: sales@countryhousecompany.co.uk

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.



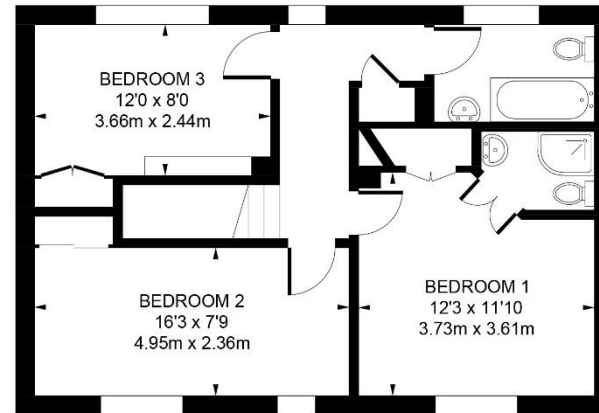
Disclaimer: (including fixtures and fittings)

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GROUND FLOOR
APPROX. FLOOR
AREA 999 SQ.FT
(92.8 SQ.M)

= REDUCED HEADROOM BELOW 1.5M / 5'0"



FIRST FLOOR
APPROX. FLOOR
AREA 565 SQ.FT
(52.5 SQ.M)

TOTAL APPROX. FLOOR AREA 1564 SQ.FT (145.3 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.
(ID 842640)



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