

An elegant 3 bedroom, first floor apartment with two parking spaces within a converted Grade II listed building, in the heart of Hambledon village.



Mileages (approximate)

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

Summary of Accommodation First Floor Apartment

Sitting/Dining Room Kitchen/Breakfast Room Master Bedroom with En Suite Bathroom Guest Bedroom with Ensuite Shower Room Bedroom 3 Cloakroom **Basement** Large Communal Storage Area Outside **Two Private Parking Spaces Bin Store**

Description

This light and spacious home is stylish and well presented throughout with high ceilings and features characteristic of its Grade II listing.





A former public house, the building was converted into four separate apartments in 1999.

There are two parking spaces with the property and accommodation which is open plan dual aspect sitting/dining room church, active village hall and cricket club. with fireplace and log burning stove. There is a spacious master bedroom with en suite bathroom, a guest bedroom with en suite shower room and a further good-sized bedroom. A well fitted kitchen/breakfast room and cloakroom complete the accommodation.

In addition, there is an exceptionally large loft space and communal basement storage area.

Situation

Hambledon is a thriving village situated within the South Downs National Park. There are accessed via a communal entrance hall excellent amenities which include a village which includes a reception hall, a large store, public house, tea rooms, school,

> Historically the birthplace of Cricket. glorious Hambledon is surround by 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, drainage and water. LPG gas central heating.

Local Authority: Winchester City Council

Tenure and Possession: The property is offered for Leasehold with share of the Freehold.

Viewing:

Strictly by appointment with The Country House Company. Tel; 02392 633026 Email:sales@countryhousecompany.co.uk

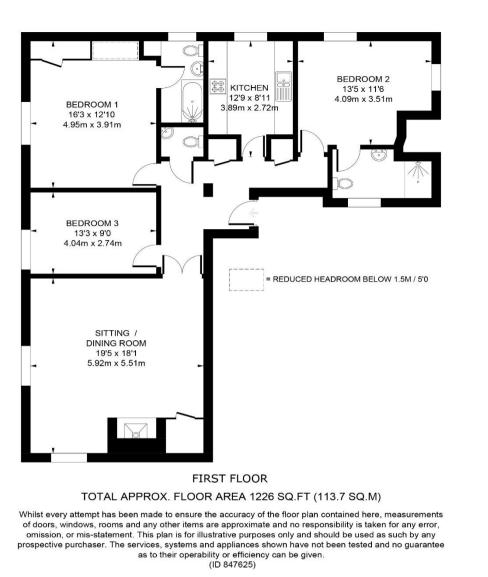
Prior to making an appointment to view. the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Disclaimer: (including fixtures and fittings)



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COUNTRY









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