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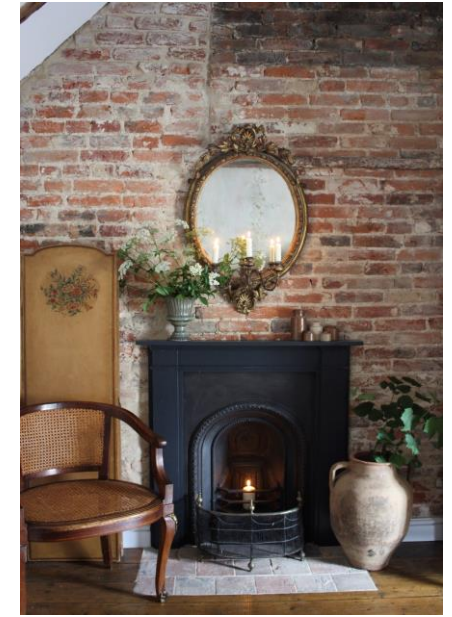


Hambledon, Nr Petersfield Hampshire

A stunning Grade II listed cottage, positioned in the heart of Hambledon village and offering beautifully styled accommodation and attractive enclosed sunny garden.







This impressive home offers excellent versatility of living space and has been the subject of sympathetic refurbishment by the current owners. Whilst retaining all the essence of character, its contemporary styling has transformed this property into an elegant, light, and contemporary home.

Immaculately presented throughout, the accommodation is arranged over three floors and includes, a welcoming reception hall, a cosy sitting room with fireplace and log burning stove, and an extensively fitted contemporary kitchen/dining room with 'Everhot'. Doors from the dining area lead to the garden and to a side lobby which provides access to both the front and rear of the house. Also, on the ground floor there is a cloakroom.

On the first floor there are three good sized bedrooms and an elegant bathroom with freestanding bath and large shower cubicle. Upstairs on the second floor is a loft room/bedroom four.

Hambledon is a thriving village situated within the South Downs National Park. There are excellent amenities which include a village store, public house, school, church, active village hall and cricket club.

Historically the birthplace of Cricket, Hambledon is surround 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. 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

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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 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 2021. Interior photos 2021

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Approximate Gross Internal Area = 141.6 sq m / 1524 sq ft
(Excluding Eaves)

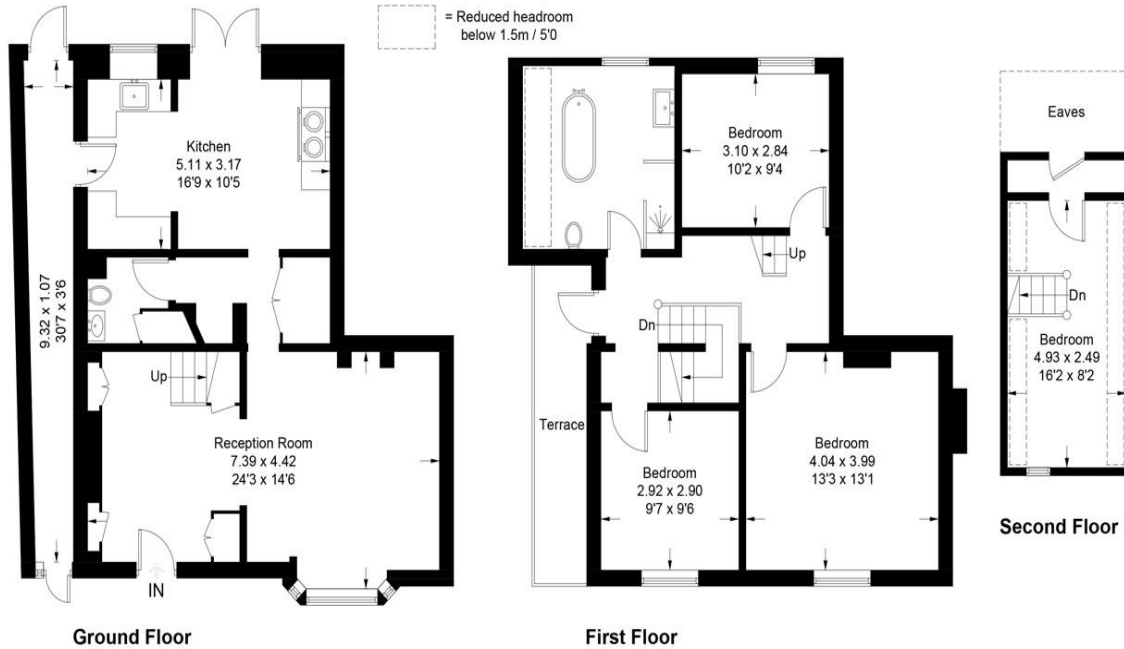


Illustration for identification purposes only, measurements are approximate,
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