



THE
COUNTRY
HOUSE
COMPANY
Sales | Lettings | Management

HAMBLETON
NR PETERSFIELD

Hambledon, Hampshire

An attractive 2 bedroom cottage with good sized garden situated in the sought after village of Hambledon.



Mileages (approximate)

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

Summary of Accommodation

Ground Floor

Kitchen/Breakfast Room
Sitting Room

First Floor

Double Bedroom
Single Bedroom
Bathroom with Separate Shower

Outside

Large Garden

Description

This delightful cottage has been significantly improved over the years and offers well presented accommodation. This includes a cosy sitting room with an open fireplace and a kitchen/breakfast room on the ground floor with stable doors to the garden.

On the first floor is the principal bedroom which has a south westerly aspect and good storage



options. From this room is the bathroom and second bedroom/study.

Outside

The garden lies to the rear of the house and has an attractive sun terrace and a large area of lawn with raised vegetable bed. There is a decked terrace to the rear boundary where there is currently a hot tub and scope to create a home office/summer house (subject to any planning conditions).

Situation

Hambledon is famous for its history and strong association with cricket and is

surrounded by the South Downs National Park and National Trust downland.

It has a village shop, church, pub, tearoom, well-known cricket club and thriving local community.

The surrounding countryside offers lovely walks and extensive riding and cycle routes.

A good range of local shops and amenities are available in nearby Denmead, and both Winchester and Petersfield are easily accessible, each with mainline stations, and more extensive shopping and leisure facilities.

The A3 provides a direct link to London, the South Coast and the M27 network to Chichester, Portsmouth, and Southampton.

Services: Mains electricity, drainage and water. Electric 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

Agents notes: There is a right of access to the rear of the property.

Pictures included were taken pre tenancy 2021



Disclaimer: (including fixtures and fittings)

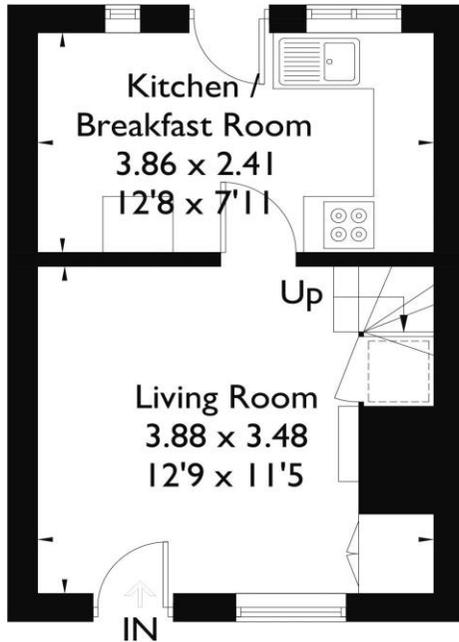
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Date of particulars

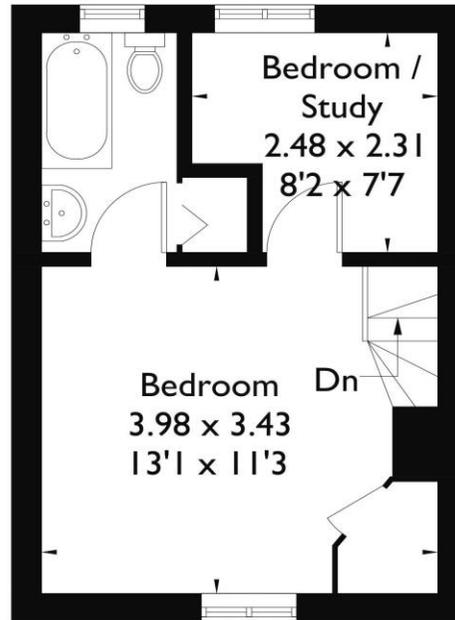
2021 Interior photos 2021

Approximate Gross Internal Area = 47.6 sq m / 512 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 200909

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |



The Country House Company

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The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

