



HAMBLEDON, HAMPSHIRE

West Street, Hambledon, Hampshire

A deceptively spacious detached, three bedroom property with large sunny gardens situated in a slightly elevated position in the heart of this sought after village.



Mileages (approximate)

Petersfield: 11 miles
Winchester: 16 miles
Portsmouth: 13 miles

Summary of Accommodation

Sitting Room
Dining Room
Kitchen
Conservatory
Cloakroom
Three Bedrooms
Shower Room
Private Parking

Description

A deceptively spacious detached, three bedroom property situated in a slightly elevated position in the heart of this sought after village.

The property presents a good arrangement of light and spacious, well-appointed accommodation to include sitting room with open fireplace and bay window with views over countryside, formal dining room, conservatory, kitchen and cloakroom on the ground floor.



Two double bedrooms, a further single bedroom and shower room complete the overall accommodation.

Outside

The gardens are a particular feature and lie to both the front and rear of the property. Laid mainly to lawn and interspersed with mature planting they benefit from a lovely sunny aspect. In addition to the front of the property there is ample parking and turning space.



Situation

This unique home is centrally located in the heart of the village within walking distance of its amenities to include public house, school with 'Outstanding' OFSTED report, two village stores and church.

Hambledon is renowned for its association with cricket and is a pretty rural village nestled within the South Downs National Park and National Trust downland. Locally there are footpaths and bridleways in abundance whilst for commuters Petersfield, Winchester and Portsmouth each provide mainline stations to London Waterloo. More locally are road links to and including the A3/A272/M27 & M3.

Services: Mains electricity and water. Private drainage and oil fired central heating. LPG gas for cooker.

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 632275
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

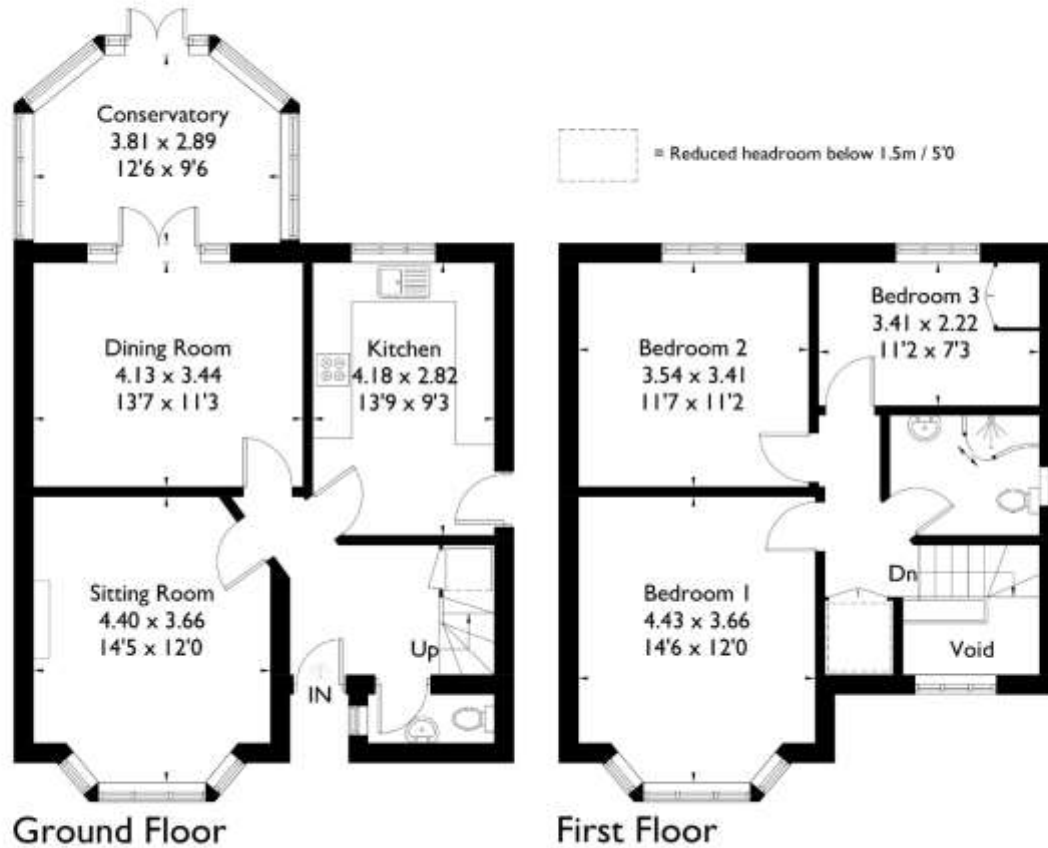


Disclaimer: (including fixtures and fittings)

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Date of particulars June 2018. Interior photos June 2018

Approximate Gross Internal Area = 114.0 sq m / 1227 sq ft (Including Void)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73

FLOORPLANZ © 2018 0203 9056099 Ref: 212041

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.



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