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Hambledon, Hampshire

Martins Corner, Hambleton

A stylish detached luxury residence offering in excess of 3400 sq ft of superb accommodation set within secluded grounds of approximately 1.5 acres.



Mileages (approximate)

Petersfield: 13 miles
Winchester: 17 miles
Fareham: 7 miles
Portsmouth: 11 miles
Southampton: 22 miles

Summary of Accommodation

Entrance Hall
Sitting Room
Dining Room
Kitchen/Dining/Sitting Room
Study
Master Bedroom Suite with Balcony
4 Additional Double Bedrooms
3 Ensuites
4 Car Garage complex

Description

Constructed by the current owners to an exacting standard, this welcoming property offers a wealth of light and spacious accommodation with high specification fixtures and fittings throughout to include Cat 5 wiring, zoned heating, sound system, CCTV, ventilation system, underfloor heating, oak doors, oak flooring and Miele appliances.



On the ground floor is a spacious entrance hall, large dual aspect sitting room with fireplace, dining/family room with bifold doors to the garden, study and stunning triple aspect fully fitted 'live in style' kitchen/dining/sitting room with contemporary log burning stove and two sets of bifold doors to the garden. In addition there is a utility with units to match the kitchen and cloakroom. The first floor presents an exquisite master bedroom with bifold doors to a private balcony, a dressing room and elegant bathroom. Three further double bedrooms each with ensuite access complete the first floor accommodation whilst upstairs, on the second floor, is a games room/bedroom 5 with dressing room

and plumbing for an ensuite shower room if required.

Outside

A substantial 4 bay detached garage complex with partially converted room over, power, plumbing and heating lies to the front of the property and is accessed via the shingled driveway. This in our opinion could be fully converted to provide ancillary accommodation (subject to necessary consents and permissions). Surrounding the house are the grounds which total approx 1.5 acres and offer a superb degree of privacy and seclusion. There is an elegant sun terrace which is ideal for alfresco entertaining whilst the majority of the garden is laid mainly to lawn interspersed with

mature planting enhanced by strategic outside lighting.

Situation

Perfectly placed for maximum privacy at the end of a single-track lane and accessed via electric gates, the property is within the Meon Valley on the edge of Hambledon Village which offers a thriving community and amenities to include village store, tea room, school, church, village hall and public house. Locally are bridleways and footpaths in abundance whilst for commuters and more extensive amenities, Fareham, Portsmouth, Winchester and Petersfield are all accessible as are the A3/A272 and M3. Mainline Stations to London Waterloo are at Petersfield, Winchester and Portsmouth.

Directions

From Hambledon on the B2150 take the right fork onto Fareham Road and then first right onto Bent Lane. Continue for approx 2 miles and on the left-hand side is an ungated long single lane track and the property is the only one at its end.



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 or 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 2018. Interior photos 2018

Approximate Gross Internal Area = 332.2 sq m / 3576 sq ft
 Outbuilding = 143.2 sq m / 1541 sq ft
 Store = 1.6 sq m / 17 sq ft
 Total = 477.0 sq m / 5134 sq ft
 (Excluding Voids / Carport / Log Store)



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Target	Passive	Current	Target	Passive
England & Wales			England & Wales		



Ground Floor



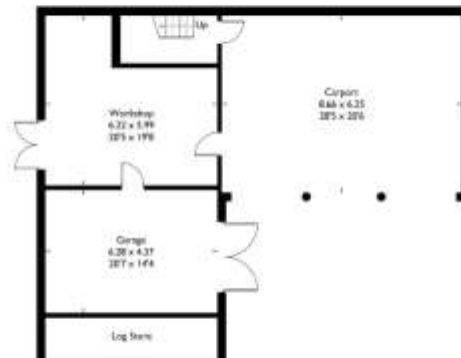
Second Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor



FLOORPLANZ © 2018 0203 9056099 Ref: 213522

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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