



THE  
COUNTRY  
HOUSE  
COMPANY

Sales | Lettings | Management

Hambleton, Hampshire



### Mileages (approximate)

Portsmouth: 11 miles

Petersfield: 13 miles

Winchester: 16 miles

### Summary of Accommodation

Sitting Room

Dining Room

Kitchen/Breakfast Room

Study/Family Room

Utility

Shower Room

Master Bedroom with ensuite Cloakroom

Three further Bedrooms

Family Bathroom

Landing/Study Area

### Description

This superb period cottage offers a wealth of features throughout to include exposed timbers, fireplaces and wooden latch doors, with a comfortable arrangement of accommodation arranged over two floors. This includes a farmhouse style kitchen/breakfast room with Aga and island unit with breakfast bar, separate dining room with doors to the garden, spacious dual aspect sitting room with fireplace and log burning



stove, study/family room, utility and shower room. On the first floor is a master bedroom with ensuite cloakroom, three further good sized bedrooms and elegant bathroom with claw foot bath.

### Outside

The property has private parking and mature private grounds that surround it, laid mainly to lawn and interspersed with mature shrub beds and borders.

### Situation

Hoe Street is on the outskirts of the village of Hambledon which offers a thriving community, village store, public house, school and village hall. There is a comprehensive

range of shopping facilities at Waterlooville and Fareham with excellent access to Winchester and Petersfield both with train services to London Waterloo.

**Services:** Mains electricity and water. Private drainage and oil fired 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

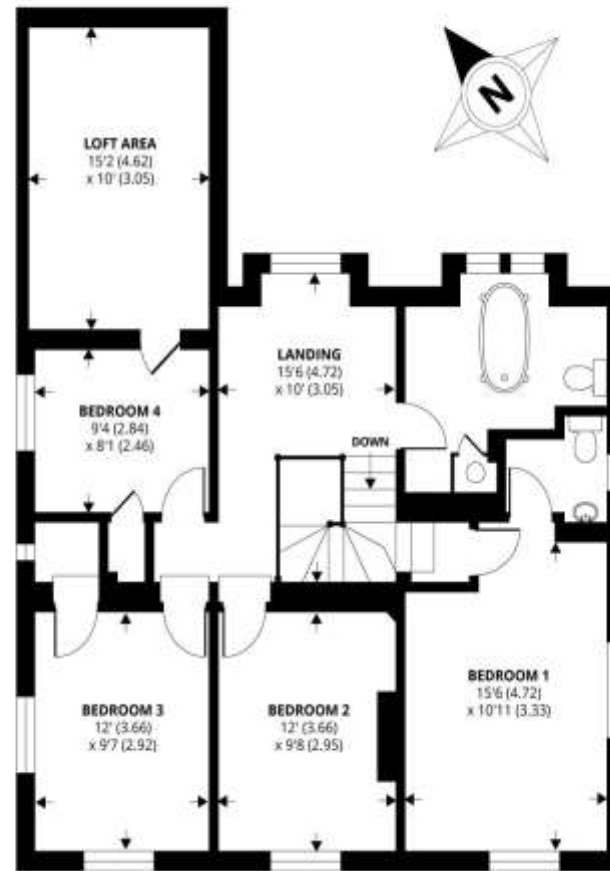
### Directions:

From Hambledon on the B2150 take the right fork into Fareham Road and first right in Bent Lane and as the road forks turn right into Hoe Street where the property is after a short distance on the right hand side denoted by the For Sale Board



### 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower energy costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher energy costs	
England, Scotland & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	



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