



THE
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Hambledon, Hampshire

Central Hambledon, Hampshire

A charming Grade II listed terraced cottage set within the heart of the thriving village of Hambledon



Mileages (approximate)

Petersfield 11 miles
Portsmouth 13 miles
Winchester 16 miles

Summary of Accommodation

Sitting Room
Kitchen/Dining Room
Two Double Bedrooms
Loft room/Bedroom 3
Ground Floor Bathroom
First Floor Cloakroom
Courtyard Garden
Cellar

Description

An extremely well presented character cottage which offers deceptively light and spacious accommodation with many character features and pretty, private courtyard garden. The accommodation includes a sitting room with open fireplace, kitchen/dining room with access to the garden and bathroom on the ground floor with concealed steps to the cellar, which is a useful area for extra storage. Upstairs on the first floor are two double bedrooms and a separate



cloakroom with bidet. Stairs from the landing lead to a further attic room/ bedroom 3 which is currently used as study/office space.

Outside

The pretty courtyard garden is sheltered and private, being walled on three sides. It has been attractively landscaped with paved sun terrace and cottage style borders. Accessed via the kitchen the garden also benefits from a log store and a garden shed.

Situation

The property is centrally positioned within the village, close to the Village Stores. The village itself 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 combined infant and primary school ranked Outstanding by Ofsted, village store, a church, pub and well known cricket club. The surrounding countryside provides lovely walks and extensive riding. 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 and Southampton Airport

Services: Mains electricity and water. Private drainage and 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



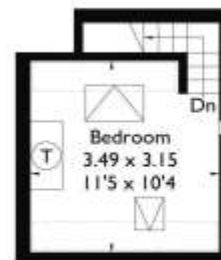
Disclaimer: (including fixtures and fittings)

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Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft
 Outbuilding = 1.6 sq m / 17 sq ft
 Total = 109.7 sq m / 1181 sq ft



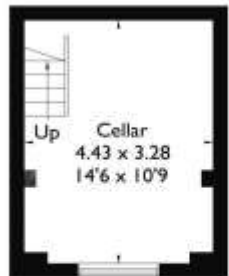
(Not Shown In Actual Location / Orientation)
Outbuilding



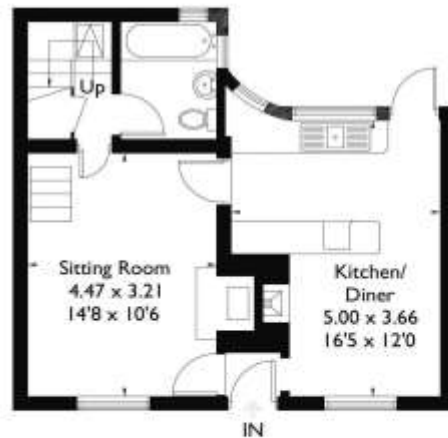
Second Floor



= Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 147862

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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