



Hambledon, Nr Petersfield / Winchester, Hampshire

£2,250 pcm excl



Ideal family home with enclosed garden and flexible ground floor accommodation part of which could form a spacious annexe



Term: 12 months with the possibility of renewal **Bedrooms – 6**
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Ground Floor

Entrance Hall
Kitchen/Breakfast Room
Three Reception Rooms
Conservatory
Computer/ Hobby Room
Boot Room
Utility
Cloakroom
Two Double Bedrooms (1 with en suite bathroom)
Shower room
Study

First Floor

Master Bedroom with en suite Shower
2 Single Bedrooms
Double Bedroom with en suite Shower
Family Bathroom

Good sized enclosed garden
Double carport and store
Summerhouse

Description

This well-presented property offers over 3000 sq ft of flexible and practical accommodation.

Fitted French windows bring wonderful light into the house, opening onto the south and east facing terrace and giving a very spacious feel to the hall and sitting room.

The entrance hall with oak flooring leads through double doors to a spacious Sitting Room with wood burning stove, dining room with electric effect wood burning stove and french windows to the conservatory, kitchen/breakfast room, computer/hobby room, utility room and boot room.

The side hall leads to a guest suite of two double

bedrooms (one with en-suite), study and a WC/shower room. This area could be used as a nanny or granny annexe.

Upstairs there is a master suite with en-suite walk-in shower, a further double bedroom with en-suite shower, two single bedrooms and family bathroom.

The house is well insulated with double glazing.

Outside

The house is approached, initially, by a shared entrance branching to a private gravelled driveway with double car port and lockable shed.

The property stands in a lovely large, landscaped and terraced garden, mature trees and shrubs, large patio and a summer house. The gardens are newly enclosed and are of a mainly southerly orientation.

Situation

Set in wonderful surrounds located in the much sought after village of Hambledon with walking and biking from the garden. The village is some 11 miles from Petersfield, 16 miles from Winchester and Alton and 12 miles from Portsmouth.

Hambledon, with its backdrop of National Trust Downland, is within The South Downs National Park and a few miles from the Meon Valley surrounded by sweeping farmland and splendid woods. Hambledon Primary School was recently rated as 'Outstanding' by Ofsted, and there is a parish church St Peter's and St Paul's.

There are many other private and state schools within easy range, St Swithuns, Twyford, Pilgrims, Boundary Oak, Portsmouth Grammar, Kings Court, Churcher's College, Bedales, Swanmore, Droxford and Peter Symonds.

Petersfield (11 miles away) gives access to the A3(M) and London is approx 60 mins from its mainline station.

Winchester is 16 miles and Southampton airport is easily accessible.

Local Authority: Winchester City Council Band G

Availability: Mid-June 2019

White Goods: Fridge/freezer, gas hob, double, electric oven, dishwasher and position for a drier, washing machine and further fridge/freezer.

Heating: Oil fired central heating

Drainage: Mains

Curtains: To principal rooms

Floor coverings: Carpets/Engineered Oak / Limestone Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Possibly one pet considered

Gardening: Tenants responsibility.

PHOTOS FROM 2015

Viewing

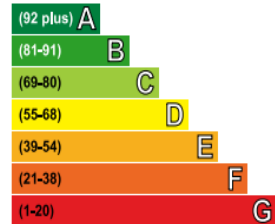
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy. Tel: 02392 632275 Email: info@countryhousecompany.co.uk

Admin fee: £360 Incl VAT for 1-2 people. Other fees may apply – please contact The Country House Company for further details.



Energy Efficiency Rating

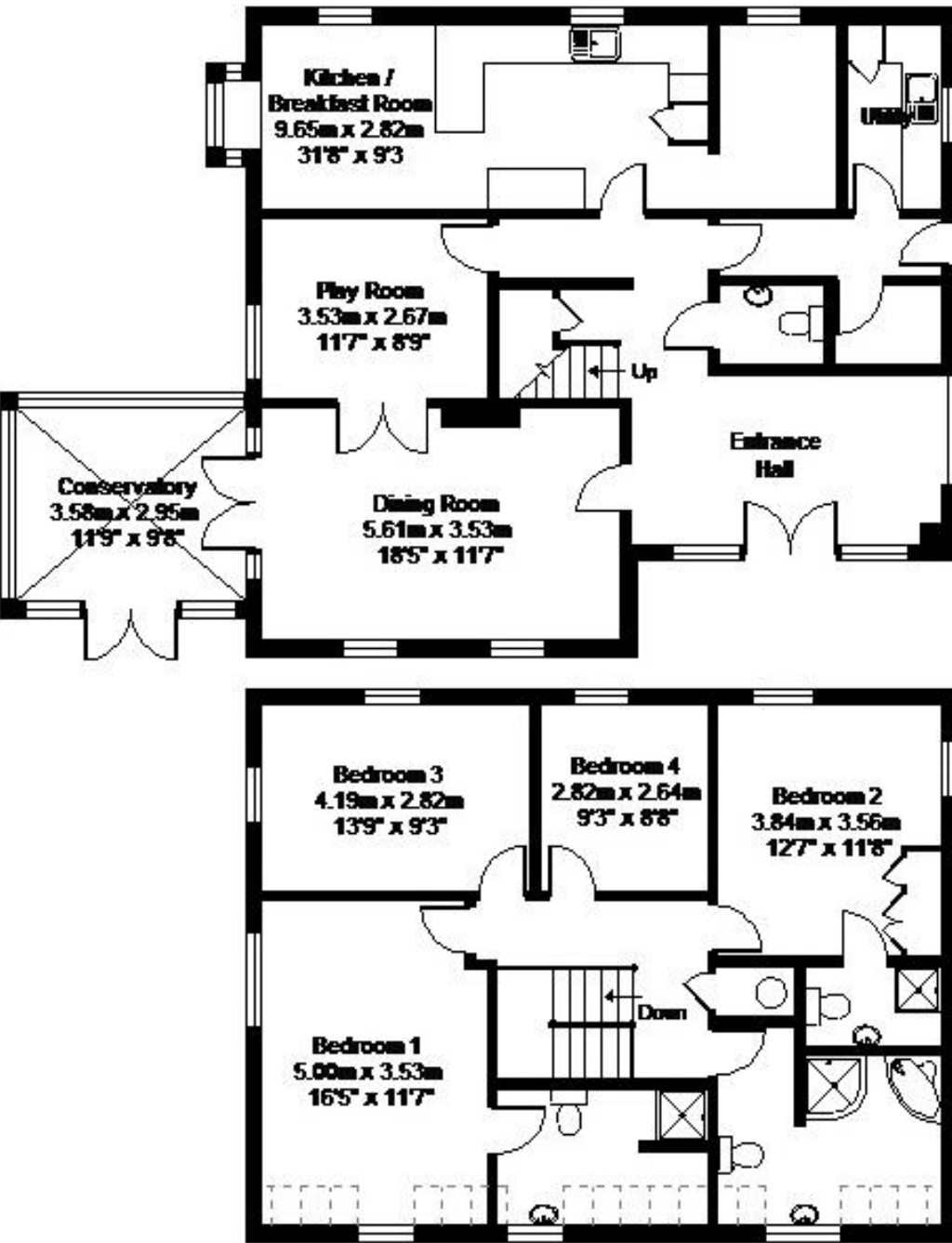
Very energy efficient - lower running costs



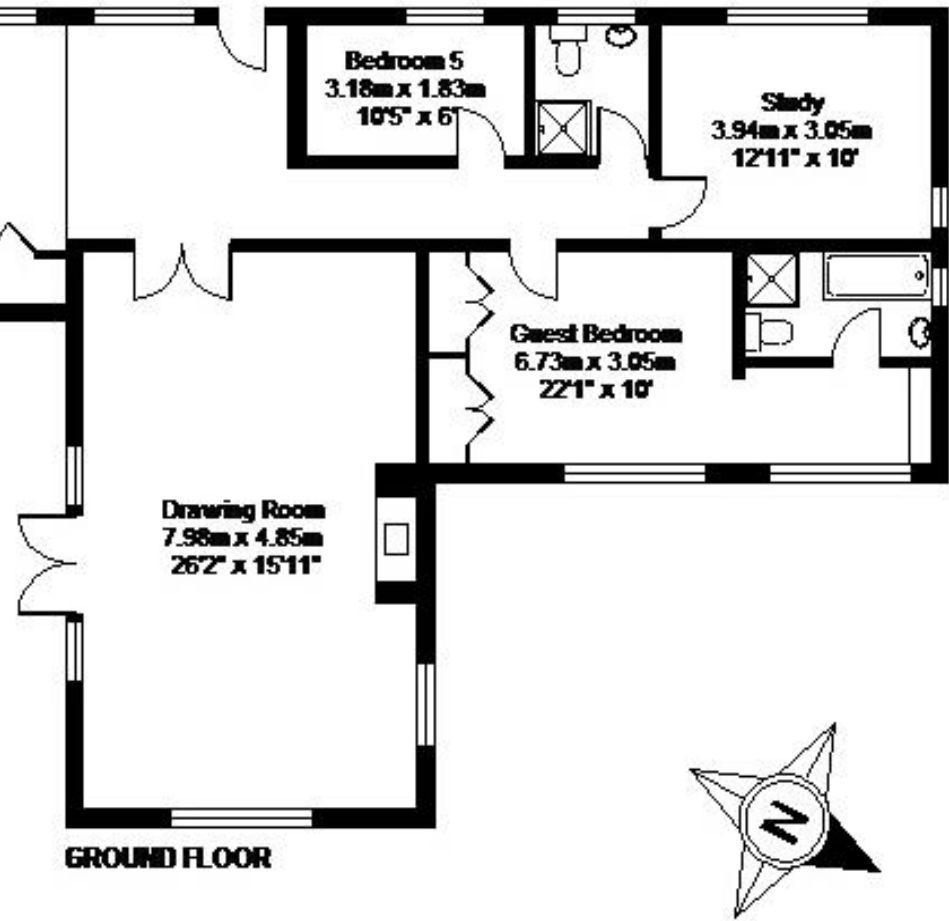
Not energy efficient - higher running costs

Current	Potential
64	76

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR





The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

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



countryhousecompany.co.uk