



THE  
**COUNTRY  
HOUSE**  
COMPANY

Sales | Lettings | Management

**HAMBLEDON**  
Hampshire

A pretty semi-detached cottage, situated on the edge of this thriving village and offering spacious accommodation, private parking and south facing garden.



### Mileages (approximate)

Petersfield - 10 miles  
Portsmouth – 12 miles  
Winchester – 15 miles

### Summary of Accommodation

#### Ground Floor

Entrance Vestibule  
Hall  
Kitchen/Breakfast Room  
Sitting Room  
Dining Room  
Garden Room  
Cloakroom

#### First Floor

Three double Bedrooms  
Family Bathroom

### Description

The cottage has been sympathetically extended over time and offers spacious, well presented and appointed accommodation with lots of light and character throughout.

On the ground floor there is a dual aspect sitting room, a dining room with pretty fireplace and traditional feature range stove, an attractively



fitted kitchen/breakfast room, plus garden room with vaulted ceiling.

In addition, on the ground floor there is an entrance vestibule, hall and cloakroom.

Three double bedrooms and a bathroom on the first floor complete the accommodation.

#### Outside

To the front and side of the property is a gravelled area for private parking whilst to the rear is the garden which is a particular feature and benefits from a southerly aspect.

Offering a good degree of privacy and seclusion the garden has been attractively

landscaped and includes a paved sun terrace immediately adjacent to the house, a large area of lawn flanked by mature beds and a further seated area with pergola.

#### Situation

Hambleton is a sought-after address within the South Downs National Park and benefits from a thriving local community and amenities which include a village store, tea room, public house, school, church and village hall.

The area is renowned as one of natural beauty with an abundance of local footpaths and bridleways whilst there are excellent infrastructures close at hand to include the A3/M27/M3 which offer great accessibility to London and the coast.

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

**Local Authority:** Winchester City Council.

**Council Tax:** Band F

**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 West Street in Hambleton turn into Cams Hill (Old Forge Tea rooms on the corner) and the property is after a short distance on the left-hand side.

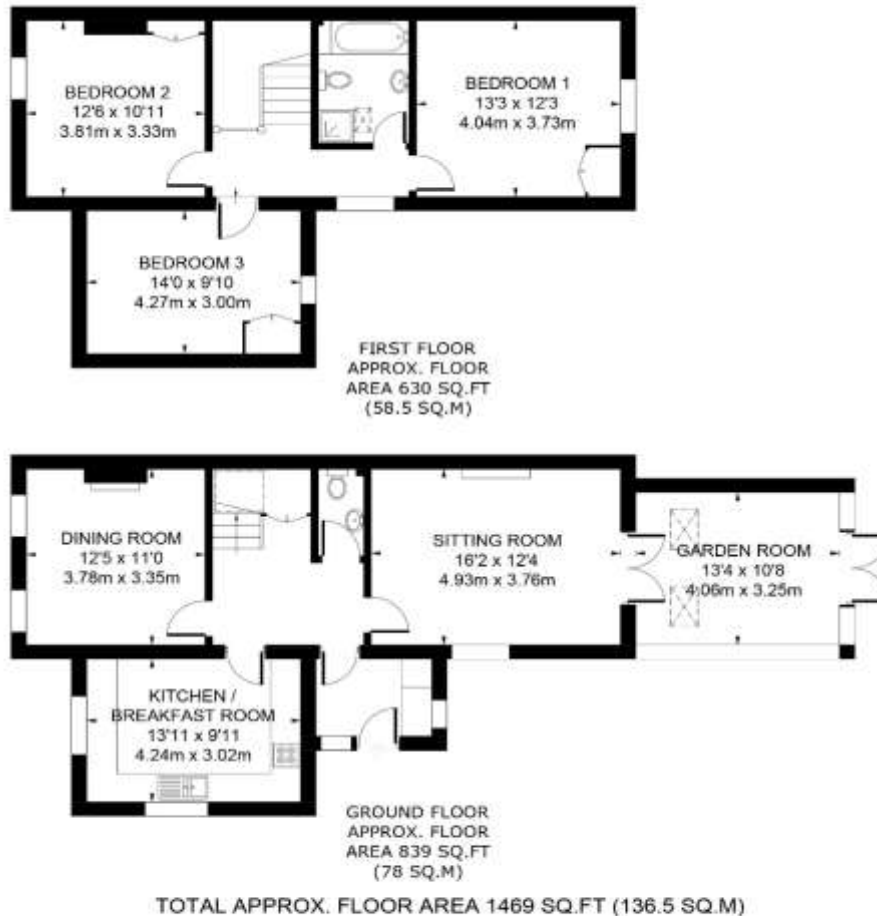


#### Disclaimer: (including fixtures and fittings)

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Date of particulars



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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