



THE
COUNTRY
HOUSE
COMPANY
Sales | Lettings | Management

Hambledon, Meon Valley

Speltham Hill, Hambledon

A unique and versatile detached 4 bedroom home situated in the heart of the village of Hambledon with stunning outlook across the village and over the South Downs National Park.



Mileages (approximate)

Petersfield – 10 miles

Portsmouth – 13 miles

Winchester – 16 miles

Summary of Accommodation

GROUND FLOOR

Entrance Hall

Kitchen

Dining Room

Family Room

Two Bedrooms

Cloakroom

Bathroom

FIRST FLOOR

Entrance Hall

Sitting Room

Two Bedrooms

Terrace

Description

This intriguing home, whilst in need of some updating and refurbishment, has some exceptional features the most significant being the views which are from the principle rooms, elevated gardens and terrace. In addition, there are large windows, high ceilings and parking on two levels each with separate access.

The accommodation, in our opinion, could be reconfigured but is currently arranged over two



floors with the main entrance on the ground floor to the hallway which provides access to the kitchen, dining room, two bedrooms, a cloakroom and bathroom.

Leading on from the dining room is the family room. This room and bedroom 1 on this level have doors to the gardens.

On the first floor is a further hallway with access outside and to two further good-sized bedrooms, a large sitting room, cloakroom, internal study area and the terrace.

Outside

At street level there is a double garage and store with a further elevated parking area to

the side of the house accessed from Back Lane and with a small additional area of lawn with summerhouse.

The gardens are orientated towards the view, with a terrace immediately adjacent to the house, and area of lawn with private patio area beyond plus store.

Situation

The house is situated within the popular village of Hambledon along a quiet lane within walking distance of the amenities of the village which include village store, school, church, pub and tea rooms.

The location within the National Parks ensures there are an abundance of bridleways and

footpaths whilst the A3, M27 and M3 are all within easy access. Petersfield and Winchester provide direct train services to London, with extensive shopping facilities within approx. 10 mins drive.

Services: Mains electricity, water and drainage.

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

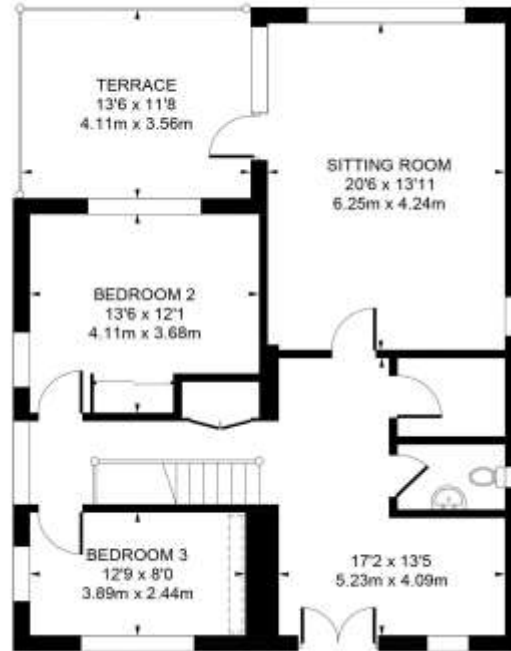


Disclaimer: (including fixtures and fittings)

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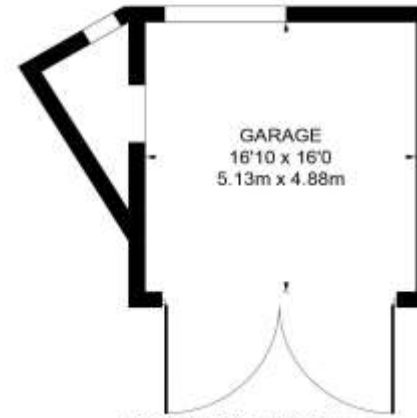


GROUND FLOOR
APPROX. FLOOR
AREA X SQ.FT
(1024 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA X SQ.FT
(918 SQ.M)

= REDUCED HEADROOM BELOW 1.5m / 5'0



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

TOTAL APPROX. FLOOR AREA 1942 SQ.FT (180.4 SQ.M)
GARAGE = 321 SQ.FT (29.8 SQ.M)
TOTAL = 2263 SQ.FT (210.2 SQ.M)

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.
floorplansUsketch 2019 (ID547339)



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