

THE  
COUNTRY  
HOUSE  
COMPANY

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HAMBLEDON  
Hampshire



A spacious detached cottage with glorious private garden and detached double garage, situated in the sought after village of Hambledon.





### Mileages (approximate)

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

### Summary of Accommodation

#### GROUND FLOOR

Entrance Hall  
Sitting Room  
Dining Room  
Kitchen/Breakfast Room  
Study  
Utility

#### FIRST FLOOR

Master Bedroom with Ensuite Bathroom  
Two further Bedrooms  
Shower Room

### Description

The property offers light and spacious accommodation which includes a large dual aspect sitting room with attractive bay window and door to the garden, a recently fitted kitchen/breakfast room with Redfyre Aga, a formal dining room, a study and a utility on the ground floor.

Upstairs is the master bedroom with ensuite bathroom, two further bedrooms and a shower room.



### Outside

Approached via a private driveway there is ample parking space and a detached double garage.

To the rear of the house is a pretty sun terrace with rose arch to the large established garden which is a particular feature and is laid mainly to lawn with mature perennial borders and shrubs. In addition, there is a summerhouse and greenhouse.

### Situation

The property is positioned on the edge of Hambledon which has a thriving community within the South Downs National Park. The facilities include tea rooms, village store, public house, village school, hall and church

with local footpaths and bridleways in abundance.

For commuters there is good access to road infrastructures including the A3 and A32 with rail services to London from Petersfield and Winchester.

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

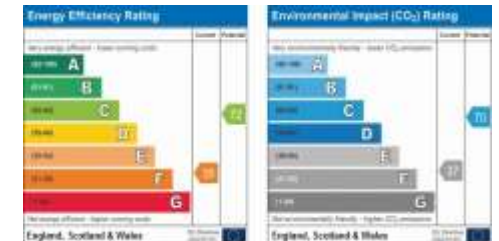
**Local Authority:** Winchester City Council.

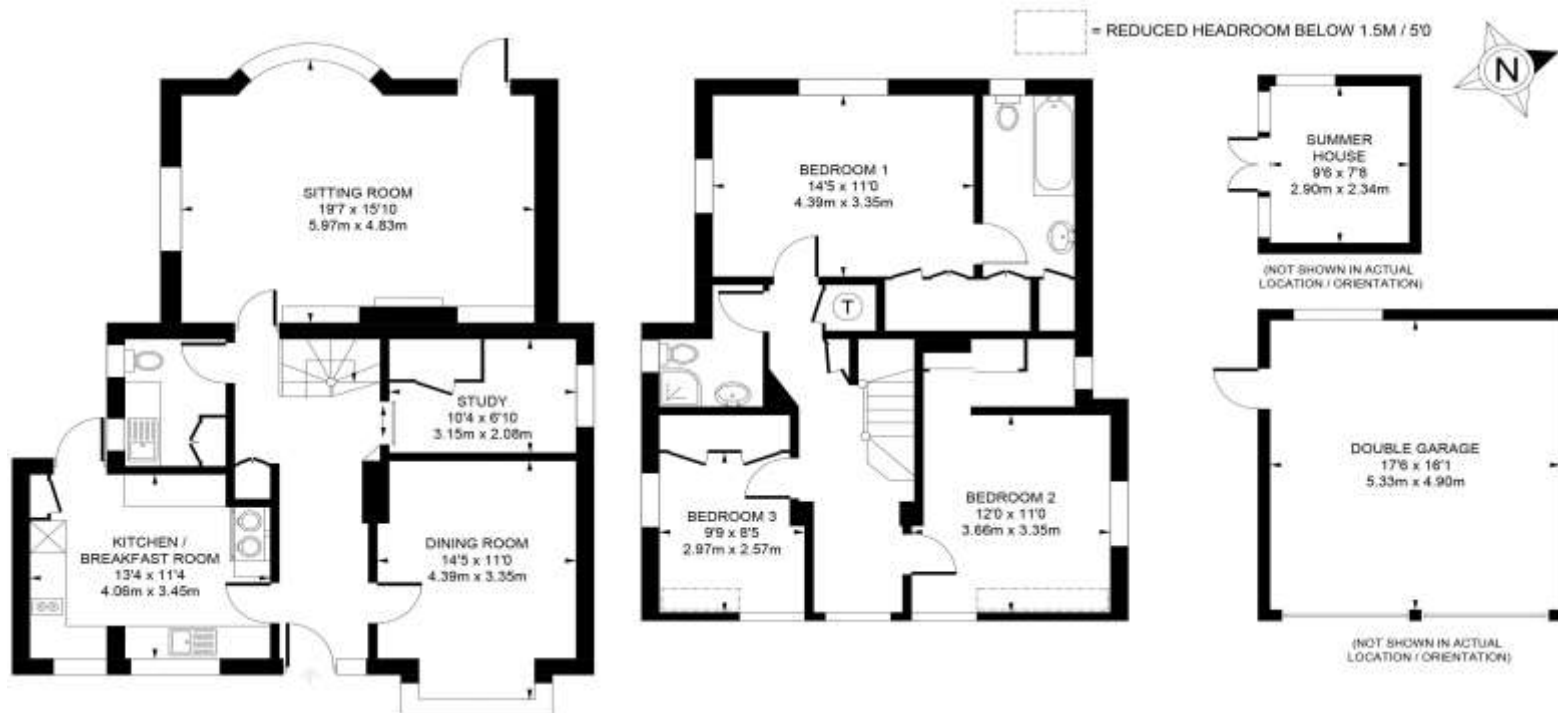
**Tenure and Possession:** The property is offered for sale Freehold.

### 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





GROUND FLOOR  
APPROX. FLOOR  
AREA 861 SQ.FT  
(80 SQ.M)

FIRST FLOOR  
APPROX. FLOOR  
AREA 700 SQ.FT  
(65 SQ.M)

TOTAL APPROX. FLOOR AREA 1561 SQ.FT (145 SQ.M)  
DOUBLE GARAGE 282 SQ.FT (26.2 SQ.M)  
SUMMER HOUSE 73 SQ.FT (6.8 SQ.M)  
TOTAL 1916 SQ.FT (178 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.  
floorplansketch 2019 (ID 556206)



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