



Hambledon, Nr Petersfield / Winchester, Hampshire

£2,500 pcm excl inclusive of gardening

THE  
COUNTRY  
HOUSE  
COMPANY

An extremely attractive barn conversion situated amid the peaceful, beautiful rolling countryside, forming extremely good accommodation.



**Term:** 12 months with the possibility of renewal  
**Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy**  
**Bedrooms – 4**  
**Paddock available by separate negotiation**

#### Summary of Accommodation:

Stunning Converted Barn in Hambledon  
Galleried Reception Hall with Working Fireplace  
Kitchen/Dining /Family Room  
Three Bedrooms on Ground Floor  
Master with en suite on 1<sup>st</sup> Floor  
Recently Updated Bathroom Downstairs  
2nd Upstairs Reception Area Opposite the Bedroom Level  
Landing with study area  
Double Glazed  
Under Floor and Oil fired Central Heating  
Beautiful Garden  
Single Open Garage parking with Separate Storeroom

#### Description:

An extremely attractive barn conversion, dating from the 16th Century, located in the most beautiful Hambledon countryside.

On entering the property, the striking galleried entrance hall provides a wonderful reception area with high ceilings and hand crafted, double glazed windows on either side, flooding the room with light.

This property has been skilfully converted to give a cosy family space, with a central fireplace, Yorkshire flag tiled floor with under floor heating and French windows to the south facing courtyard garden.

The well fitted kitchen/dining/family room has an Aga, pantry and extensive views of the newly fitted terrace and east facing gardens. Immediately above the kitchen, accessed from the main reception hall, is a second reception room with far reaching views.

To the right hand side of the ground floor there are three bedrooms with spot lighting, a utility room with space for a washing machine and dryer, a new shower room and beams throughout.

A separate staircase leads to a generous master bedroom with bespoke blinds and yet more wonderful views. The adjacent bathroom has separate shower and open top bath. A wide landing with space for a study overlooks the reception hall.

Externally, the house is surrounded by very attractive gardens; with gravelled south facing courtyard, a sunken terraced patio area, together with lawns, shrubs and herbaceous borders, which will be maintained by the landlord's gardener.

Available by separate arrangement is a well kept, well fenced paddock of approximately. 1½ acres with room for a field shelter.

Nearby there is a footpath and further down the lane, a bridle way which acts as a cut through and will take you down into the centre of Hambledon village.

#### Situation:

Situated approximately 2 miles south of the sought after village of Hambledon, 3 miles from Soberton in a peaceful rural position, yet in the original farmstead (no longer working) with the main farmhouse as a reassuring neighbour but not imposing.

Approximately 7 miles from Fareham and M27, Portsmouth 12 miles, Southcoast and Winchester 17 miles (M3) Petersfield 10 miles (mainline station) and A3M, Alton approximately 15 miles.

**Local Authority:** Winchester District Council (Band G)

**White Goods:** Aga, 2 Ring Hob, Small Integral Fridge, Fridge/freezer, Dishwasher, Washing machine

**Heating:** Oil Fired

**Drainage:** Private

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with provider

**Mobile phone reception:** Check with provider

**Pets:** One well behaved pet considered

**Gardening:** Included



#### Available Now

#### Viewing

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

Tel: 02392 632275

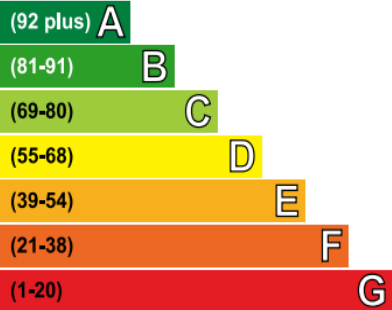
Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

Please check our website for further information –  
[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)



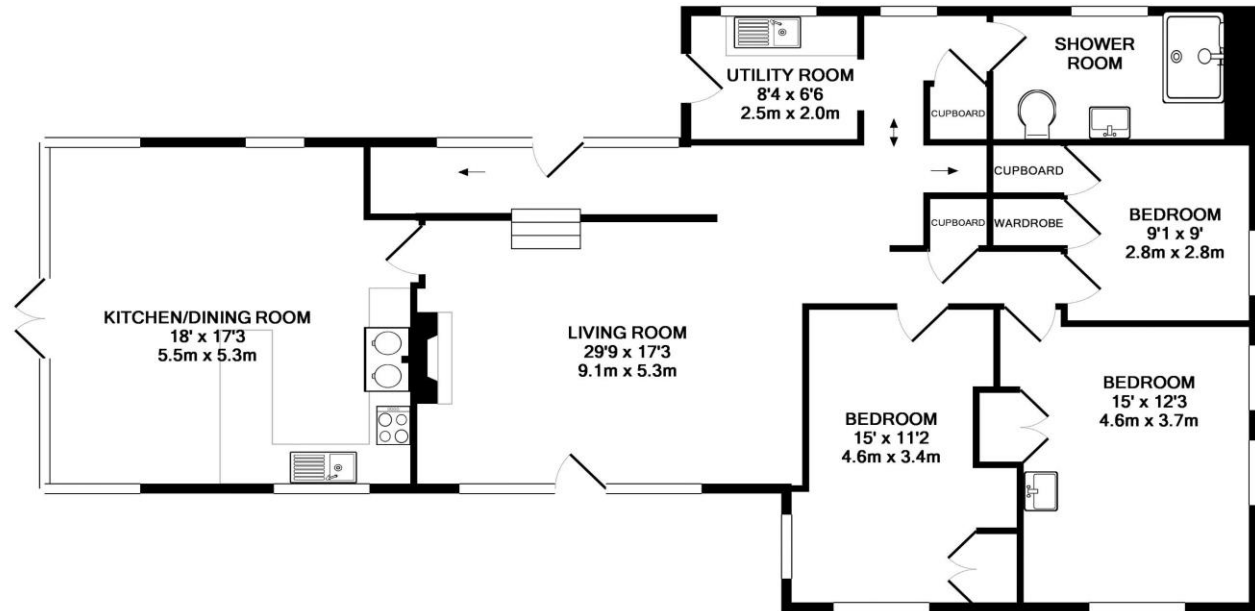


Very energy efficient - lower running costs



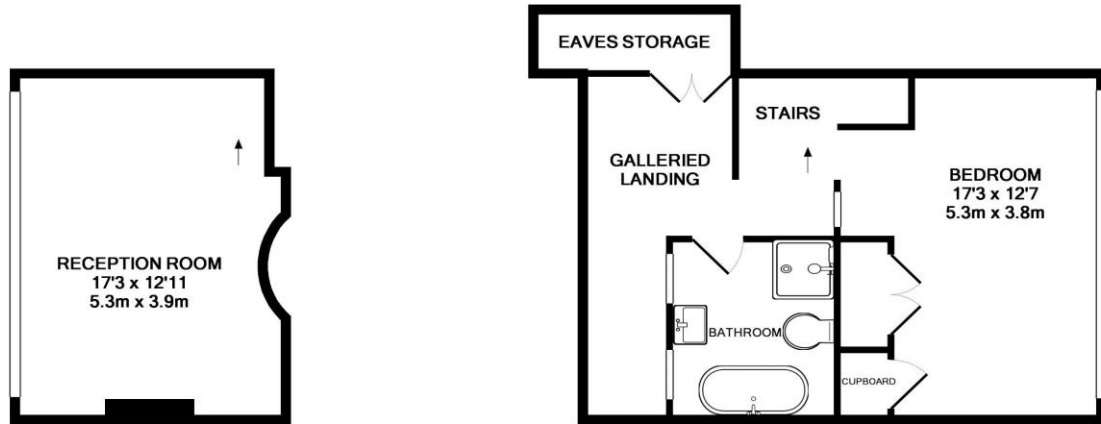
Not energy efficient - higher running costs

Current	Potential
52	71



GROUND FLOOR  
APPROX. FLOOR  
AREA 1293 SQ.FT.  
(120.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1961 SQ.FT. (182.1 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  
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1ST FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(62.0 SQ.M.)



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