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Bent Farm Cottage, Hambledon

A pretty semi-detached cottage situated in an attractive rural location on the outskirts of the popular village of Hambledon. The property benefits from a one bedroom attached annexe which could be incorporated into the main house to provide additional living space (stpp) if preferred.



Mileages (approximate)

Petersfield - 13 miles
Winchester - 17 miles
Fareham - 7 miles
Portsmouth - 11 miles

Summary of Accommodation

Main House

Sitting Room
Dining Room
Kitchen
Utility
Boot Room
Two Bedrooms
Family Bathroom

Annexe

Sitting Room
Bedroom
Kitchen

Shower Room

Description

This delightful home has a light and cosy sitting room with log burning stove, large kitchen/dining room with feature stove, utility, boot room, two bedrooms and bathroom in the main house.

The annexe is attached to the house, but accessed via an external door making it ideal for those



looking to accommodate dual occupancy. Its accommodation includes a double bedroom, sitting room with stove, kitchen and shower room.

In our opinion the annexe could be incorporated into the main house and extended further subject to the necessary building consents and regulations.

Outside

The property is approached via a private gravel driveway with ample parking space. To the front is a good sized private garden enclosed by hedging, with lawn interspersed with mature planting. To the rear of house is a further area with sun terrace and lawn.

Situation

Located within the Meon Valley the property is situated on the edge of Hambledon village which offers a thriving community and amenities to include village store, tea room, school, church, village hall and public house.

For leisure pursuits there are local bridleways and footpaths in abundance whilst for Commuters there is excellent access to road infrastructures and train services to London from Fareham, Portsmouth, Winchester and Petersfield.

Services: Mains electricity. Metered private water. Private drainage and solid fuel 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.

Agents Notes: We understand the annexe may be liable for separate council tax (Band C) if permanently occupied.



Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars.

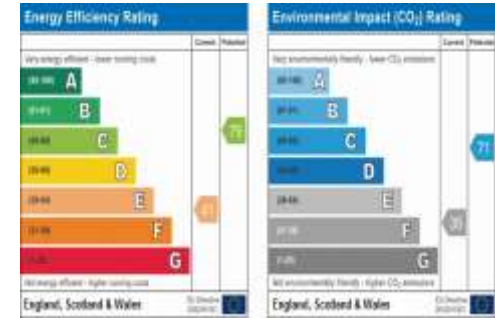
2019. Interior photos and external photos 2019 excluding garden picture which is of a previous year.

Date of particulars



TOTAL APPROX. FLOOR AREA = 1042 SQ.FT (96.8 SQ.M)
 ATTIC = 443 SQ.FT (41.2 SQ.M)
 ANNEXE = 435 SQ.FT (40.4 SQ.M)
 TOTAL = 1920 SQ.FT (178.4 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 (ID 600205)



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