



Hambledon, Nr Petersfield / Winchester / Portsmouth, Hampshire

£2,750 pcm, excl.

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Spacious Family Home with Enclosed Garden and Flexible Ground Floor Accommodation



**Term:** 6 - 12 months with the possibility of renewal  
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

**Bedrooms – 6**

**AVAILABLE END JUNE 2023**

**Key Features:**

**Ground Floor:**

Kitchen/Breakfast Room, Study/Home office  
Reception Rooms, Conservatory  
Boot room, Utility, Cloakroom  
Two Bedrooms (one en suite), Shower Room, Study

**First Floor:**

Master Bedroom with en suite shower  
Double Bedroom with en suite Shower, Two further bedrooms  
Family Bathroom  
Good Sized Enclosed Garden with Double Car Port and Summer House

**Description:**

This well-presented property offers over 3,000 sq ft of flexible and practical accommodation. Fitted French windows bring wonderful light into the house, opening onto the south and east facing terrace and giving a very spacious feel to the hall and sitting room.

The entrance hall with oak flooring leads through double doors to a spacious sitting room with wood burning stove, dining room with electric effect wood burning stove and french windows to the conservatory, kitchen/breakfast room, computer/hobby room, utility room and boot room. The side hall leads to a guest suite of two double bedrooms (one with en-suite), study and a WC/shower room. This area could be used as a nanny or granny annexe. Upstairs there is a master suite with en-suite walk-in shower, a further double bedroom with en-suite shower, two single bedrooms and family bathroom. The house is well insulated with double glazing.

**Outside:**

Outside, the house is approached, initially, by a shared entrance branching to a private gravelled driveway with double car port and lockable shed. The property stands in a lovely large, landscaped and terraced garden, mature trees and shrubs, large patio and a summer house. The gardens are newly enclosed and are of a mainly southerly orientation.

**Situation:**

Set in wonderful surrounds located in the sought after village of Hambledon, with walking and biking from the garden. Hambledon, with its backdrop of National Trust Downland, is within The South Downs National Park and Meon Valley and surrounded by sweeping farmland and splendid woods. There is a thriving community including Village Shop, Primary School (rated as 'Outstanding' by Ofsted), Church and Pub. There are many other private and state schools within easy range including St Swithuns, Twyford, Pilgrims, Boundary Oak, Portsmouth Grammar School, Kings Court, Churcher's College, Bedales, Swanmore, Droxford and Peter Symonds. Petersfield (11 miles away) gives access to the A3(M) and London is approx 60 mins from its mainline station. Winchester is 16 miles and Southampton airport is easily accessible.

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

**White Goods:** Fridge/freezer, gas hob, double electric oven, dishwasher and space and infrastructure for a washing machine, tumble dryer and further fridge/freezer.

**Heating:** Oil fired

**Drainage:** Mains

**Curtains:** To principal rooms

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

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** Considered

**Gardening:** Tenant responsibility

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	68   D
39-54	E		
21-38	F		
1-20	G		

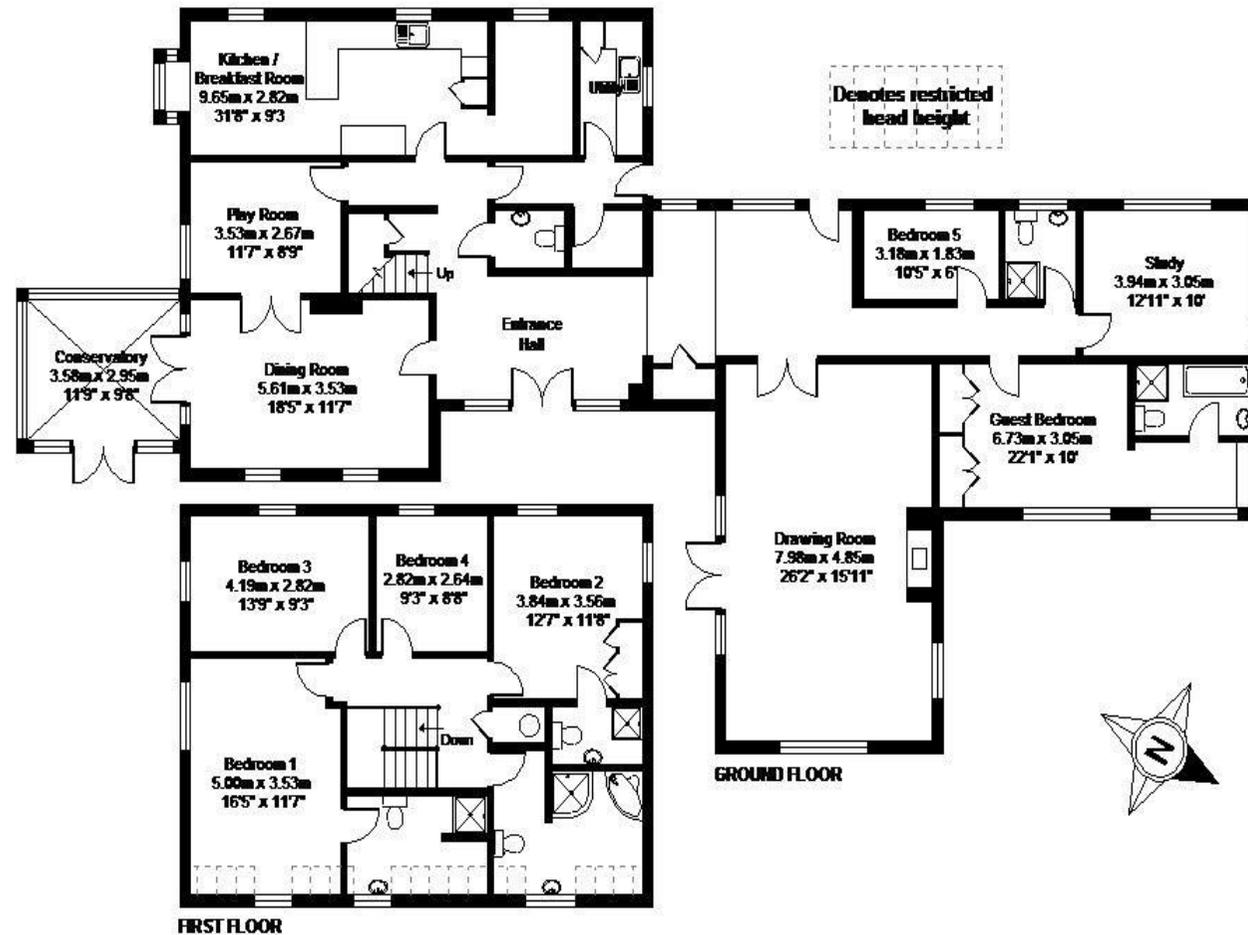
**Viewing:**

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

Tel: 02392 632275

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

Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)



APPROX. GROSS INTERNAL FLOOR AREA 3175 SQ FT 294.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.





## The Country House Company

02392 632 275 [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

[sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk) ▪ [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)

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