





HOE CROSS, HAMBLEDON

A stunning barn conversion, offering approaching 7,000 sq. ft of accommodation to include annexe, self-contained studio and two double garages, all set in approximately 6.5 acres of grounds. The property is situated within the idyllic South Downs National Park within easy access of road infrastructure and train services to London from Winchester or Petersfield.

Accommodation

MAIN HOUSE & ANNEXE (APPROX 5207 sq. ft (483.8 sq.)

STUDIO (APPROX 1359 sq. ft (126.3 sq.)

GARAGES 337 sq. ft (31.1 sq.)

MAIN HOUSE: 5 BEDROOMS, 5 EN SUITES, KITCHEN/DINING ROOM, SITTING ROOM, FAMILY ROOM, DINING HALL

ANNEXE: ENTRANCE HALL, CLOAKROOM, SITTING/DINING ROOM/KITCHEN, DOUBLE BEDROOM, BATHROOM

STUDIO: SITTING ROOM, KITCHEN, SHOWER ROOM, DOUBLE BEDROOM, UTILITY, DOUBLE GARAGE

OUTSIDE: DOUBLE GARAGE, VEGETABLE GARDEN, CIDER APPLE ORCHARD, FORMAL GARDENS AND PADDOCKS



The Country House Company

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This unique, private residence has been fully refurbished and is an idyllic country retreat with elegant and beautifully presented accommodation, lots of features both internally and externally, magnificent countryside outlook and easy access to road and rail networks to London.

The majority of the accommodation is arranged on the ground floor with the south western wing currently a self-contained annexe, which could be instated into the house to provide additional accommodation if required (stpp).

Main House

Accessed from the entrance hall is the impressive fully fitted kitchen/dining room with double sided log stove set in a central fireplace and steps down to the large dual aspect family room with doors outside.

From this room there is a substantial master bedroom with ensuite bathroom, again with doors outside to the garden.

There is a magnificent dining room with vaulted ceiling, exposed

brick fireplace with stove and floor to ceiling glazed panels with doors to both aspects.

Three further double bedrooms with en suite facilities and cloakroom complete the accommodation on this level.

Accessed via individual staircases from the dining hall is a mezzanine sitting room and master bedroom suite with dressing room and en suite shower room.

Annexe

With its own access and parking area the annexe is ideal for home office, dual occupancy or B&B/holiday let facility.

The accommodation is well presented and includes an entrance hall, cloakroom, open plan kitchen/sitting/dining room and double bedroom with en suite shower room.

Studio

The studio is a recent addition and offers light and airy accommodation to include sitting room with vaulted ceiling and glazed panels with doors

outside, a kitchen, double bedroom, a shower room, utility and double garage.

Outside:

The gardens are a superb feature and extend to approximately 6.5 acres. They have been extensively landscaped to include vegetable garden with greenhouse and cold frames, exquisite South Facing courtyard garden, large formal gardens with lawn and mature planting, productive orchard and paddocks.

In addition, there is a further double garage attached to the main house and stable block/garden store.

Situation

Hoe Cross is surrounded by the glorious countryside of The South Downs National Park. There are local footpaths and bridleways in abundance with amenities at Hambledon which include store, school and public house. Winchester College, Twyford School, St Swithins and Bedales are all accessible as are A3/A272 to Winchester and Petersfield where there are extensive amenities and rail services to London.







TOTAL APPROX. FLOOR AREA 5207 SQ.FT (483.8 SQ.M)
STUDIO 1359 SQ.FT (126.3 SQ.M)
GARAGE 337 SQ.FT (31.3 SQ.M)
TOTAL 6903 SQ.FT (641.4 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 2020 (ID 646448)





DIRECTIONS: From the A32 take the B2150 towards Hambledon. Turn right into East Hoe Road and the property is on the left after approximately 1.2 miles before you reach the crossroads.

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

Local Authority: Winchester City Council/The South Downs National Park.

Tenure: The property is offered for sale Freehold.

Viewings: Strictly by appointment with The Country House Company. Tel; 02392 632275 Email: sales@countryhousecompany.co.uk



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