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HAMBLEDON  
HAMPSHIRE



A STUNNING GRADE II LISTED HOME SITUATED IN THE SOUGHT AFTER VILLAGE OF HAMBLEDON WHICH IS POSITIONED WITHIN THE SOUTH DOWNS NATIONAL PARK, WITH GOOD ACCESS TO AMENITIES AND COMMUTER LINKS. THIS IMPOSING RESIDENCE OFFERS IN EXCESS OF 3,500 SQ FT OF ELEGANT ACCOMMODATION WITH COACH HOUSE WHICH, SUBJECT TO PLANNING, COULD BE CONVERTED TO PROVIDE ANCILLARY ACCOMMODATION.

## **ACCOMMODATION**

RECEPTION HALL, DRAWING ROOM, SITTING ROOM, DINING ROOM, STUDY KITCHEN/BREAKFAST ROOM, UTILITY, CELLAR, MASTER BEDROOM WITH ENSUITE BATHROOM, 2 GUEST BEDROOMS, BATHROOM SECOND FLOOR GUEST BEDROOM, BATHROOM AND 2 ATTIC ROOMS COACH HOUSE WITH GARAGE AND STORAGE.

**The Country House Company**

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A rare opportunity to acquire this lovely home which has been the subject of sympathetic refurbishment by the current owners. The accommodation is light, spacious and beautifully presented throughout with period features to include working shutters, fireplaces and exposed beams.

On the ground floor is a welcoming reception hall, a formal dining room, comfortable sitting room with fireplace and, linked via a sun room, is the elegant drawing room with fireplace and door to the garden.

There is a generous study with doors to the outside and an extensively fitted kitchen/breakfast room complete with electric range cooker and feature Well. This room has a part vaulted ceiling and doors to the terrace.

Upstairs on the first floor is the master bedroom with en suite bathroom, two double guest bedrooms and a bathroom. The second floor is split level with a further double bedroom, bathroom and steps to two attic rooms.

### Outside

The property is set back from the lane within private grounds which surround the house. Manicured lawn is interspersed with trees and shrub borders, whilst



adjacent to the rear of the house is an attractive westerly facing brick terrace, and lawn bordering countryside.

In addition, there is a detached Coach House to the front of the property which could, subject to planning permission, be converted to office or ancillary accommodation and is currently used as garage and store.

### Situation

The property is a brisk walk from the centre of Hambledon which is famous for its history and strong association with cricket. It is surrounded by the South Downs National Park and National Trust downland and has a primary school, ranked "Outstanding" by Ofsted, a village shop, church, pub and well-known cricket club.

The surrounding countryside provides lovely walks and extensive riding. A good range of local shops and amenities are available in nearby Denmead, and both Winchester and Petersfield are easily accessible, each with mainline stations with services to London and more extensive shopping and leisure facilities.

The A3 provides a direct link to London, the South Coast and the M27 network to Chichester and Southampton Airport.



Further well regarded schools within the area include Bedales, Churchers College, Ditcham Park and The Petersfield School.

**Services:** Main's electricity, drainage and water. Oil fired central heating.

**Local Authority:** Winchester City Council

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

### Viewing:

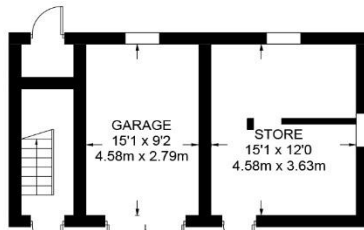
Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

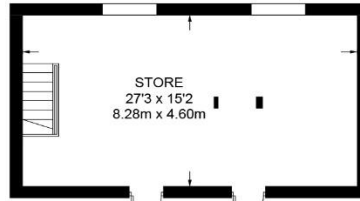
**Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.**



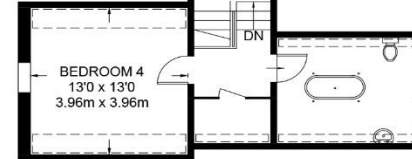
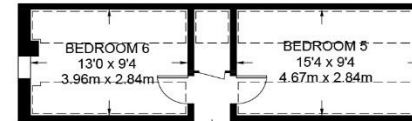


COACH HOUSE - GROUND FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT  
(38.9 SQ.M)

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



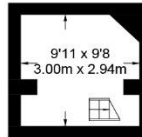
COACH HOUSE - FIRST FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT  
(38.4 SQ.M)



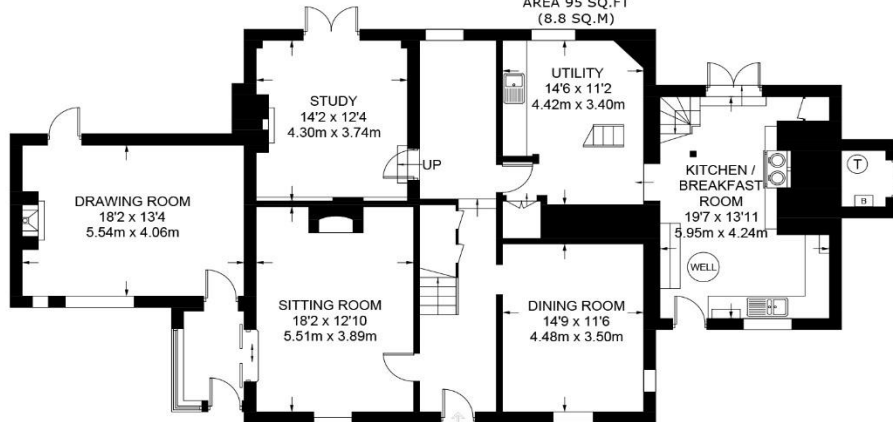
SECOND FLOOR  
APPROX. FLOOR  
AREA 682 SQ.FT  
(63.4 SQ.M)



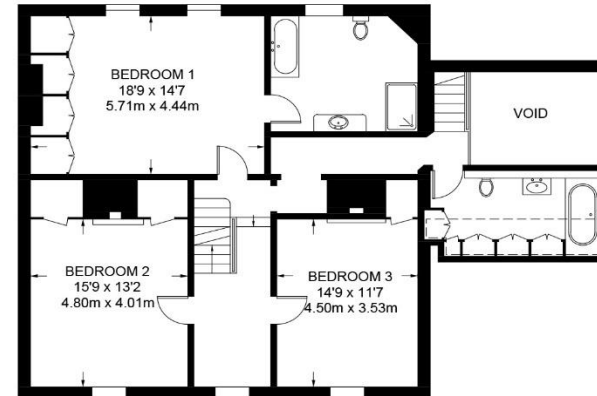
⊞ Reduced headroom below 1.5m / 5'0



CELLAR  
APPROX. FLOOR  
AREA 95 SQ.FT  
(8.8 SQ.M)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1641 SQ.FT  
(152.5 SQ.M)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1175 SQ.FT  
(109.2 SQ.M)

FLOOR AREA 3498 SQ.FT (325.1 SQ.M)  
CELLAR 95 SQ.FT (8.8 SQ.M)  
COACH HOUSE 832 SQ.FT (77.3 SQ.M)  
TOTAL APPROX. AREA 4425 SQ.FT (411.2 SQ.M)  
(EXCLUDING EXTERNAL STORE / VOID)

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.

(ID 739924)











## The Country House Company

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