

THE
COUNTRY
HOUSE

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High Street
Hambleton

High Street, Hampshire

An elegant 6 bedroom Grade II listed property that has been extensively refurbished by the current owners and is positioned in the heart of Hambledon village within The South Downs National Park.



Mileages (approximate)

Petersfield – 11 miles
Portsmouth – 13 miles
Winchester – 16 miles

Summary of Accommodation

Lower Ground Floor

Cellar

Ground Floor

Entrance/Dining Hall
Sitting Room
Play Room
Kitchen/Dining Room
Utility
Cloakroom

First Floor

4 Double Bedrooms
Family Bathroom

Second Floor

2 Further Bedrooms
Family Bathroom

Description

This stylish home is beautifully presented with accommodation arranged over 3 floors. High ceilings, fireplaces and exposed timbers feature throughout this attractive home which is enviably



located within the High Street of Hambledon which is a historic and prestigious address.

On entering the property there is a welcoming entrance hall with dining/study area. The recently fitted kitchen/dining room is a particular feature and has been meticulously designed with bespoke kitchen units, Aga style Heritage Range Cooker & Boiler, under floor heating and patio doors to the garden.

Accessed via the kitchen is a play room with glazed roof light and there is also a utility & cloakroom.

A bright and spacious sitting room centres on fireplace with wood burning stove and from

the inner hallway stairs descend to a generous cellar.

On the first floor are four double bedrooms and a family bathroom with a further two double bedrooms and a second bathroom upstairs on the second floor.

Outside

The gardens are enclosed by an ancient brick and flint wall with patio adjacent to the rear of the house and large area of raised lawn.

Situation

Set within the thriving village of Hambledon this impressive home is within a brief stroll of the village amenities to include, the village store, school, church and public house.

Historically the birth place of Cricket, Hambledon is surrounded by glorious countryside yet within easy access of the A3/A32 and A272 to Winchester and Petersfield where there are extensive facilities and train services to London.

Services: Mains 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



Disclaimer: (including fixtures and fittings)

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TOTAL APPROX. FLOOR AREA 2882 SQ.FT (262.2 SQ.M)
(EXCLUDING 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 752798)



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