





HAMBLEDON  
HAMPSHIRE

A GRADE II\* LISTED HOME WITH APPROACHING 3 ACRES OF GROUNDS, SITUATED IN THE HEART OF 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 3,700 SQ FT OF ACCOMMODATION WITH A 2 BEDROOM DETACHED ANNEXE, GRANARY, GARAGE AND OUTBUILDINGS.

**ACCOMMODATION**

**MAIN HOUSE**

ENTRANCE HALL, DRAWING ROOM, FAMILY ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY & STORE,  
CELLAR, FOUR DOUBLE BEDROOMS, BATHROOM, SHOWER ROOM

**ANNEXE**

ENTRANCE HALL, TWO DOUBLE BEDROOMS, TWO EN SUITES, SITTING ROOM, STUDY, KITCHEN/DINING ROOM, UTILITY,  
CLOAKROOM, DOUBLE CARPORT

**The Country House Company**

**02392 633026**

[katep@countryhousecompany.co.uk](mailto:katep@countryhousecompany.co.uk)

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

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A rare opportunity to acquire this imposing residence which has not been on the open market for many years.

The property is recorded as the oldest house in the village and has over the years been upgraded but, in our opinion, would benefit from further modernisation.

The accommodation is well appointed with spacious principal rooms and character features to include fireplaces and exposed beams throughout.

On the ground floor is a welcoming entrance hall, a comfortable drawing room with fireplace, a formal dining room and family room also with fireplaces and a kitchen/breakfast room. There is a conservatory, utility and larder/store and positioned under the drawing room and accessed from the hall is a cellar.

Upstairs on the first floor are four good sized bedrooms and two bath/shower rooms. Subject to planning there is scope, in our opinion, to adjust and create en suite facilities if required.

### Outside

The property is set back from the lane within its own grounds. Once a working yard, there are numerous outbuildings, including a large barn and detached garage with store and a granary.



There is a walled vegetable garden and paddocks with gated access to the lane.

In addition, there is a detached Annexe with excellent accommodation which includes a spacious open kitchen/dining room, two double bedrooms with en suite facilities, a sitting room, study, utility, cloakroom and carport.

### Situation

The property is enviably situated in 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](mailto: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.**





















## 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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