

A two-story house with a light-colored, textured exterior and a dark tiled roof. The house features a prominent brick chimney on the left side and a smaller one on the right. A silver car is parked in the gravel driveway in front of the house. To the left of the car is a blue garage door. The house is surrounded by greenery, including a large tree on the left and various bushes and plants in the foreground. The sky is clear and blue.

THE
COUNTRY
HOUSE
COMPANY

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Hambledon Village
Hampshire

Hambledon, Hampshire

A deceptively spacious detached, 4 bedroom property with large sunny gardens situated in a slightly elevated position in the heart of this sought after village.



Mileages (approximate)

Petersfield -11 miles
Winchester - 16 miles
Portsmouth - 13 miles

Summary of Accommodation

Ground Floor

Sitting Room
Dining Room
Kitchen/Breakfast Room
Shower Room

First Floor

Four Bedrooms
Bathroom
Garage
Private Parking

Description

This attractive home presents a comfortable arrangement of light and spacious, well-appointed accommodation to include a cosy sitting room with fireplace and bay window with views over countryside.

There is a formal dining room with doors opening to the kitchen/breakfast room, a shower room and utility area.



On the first floor and completing the accommodation are four good sized bedrooms, and a bathroom.

Outside

The gardens are a particular feature and lie to both the front and rear of the property and are laid mainly to lawn, interspersed with mature tree and shrub specimens.

There is ample parking to the front of the property and to the side is the garage.

Situation

This desirable home is centrally located in the heart of the village within walking distance of its amenities to include public

house, school with 'Outstanding' OFSTED report, two village stores and church.

Hambledon is renowned for its association with cricket and is a pretty rural village nestled within the South Downs National Park and National Trust downland. Locally there are footpaths and bridleways in abundance whilst for commuters Petersfield, Winchester and Portsmouth each provide mainline stations to London Waterloo. More locally are road links to and including the A3/A272/M27 & M3.

Services: Mains electricity, water and drainage. 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

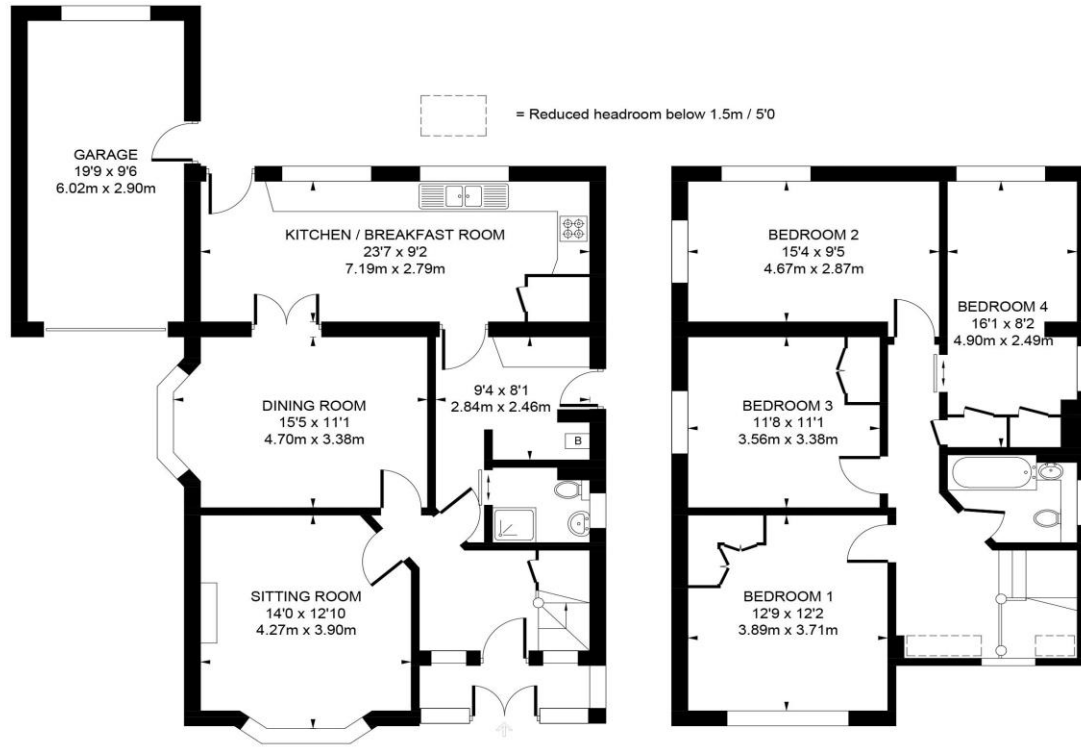
Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by

inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2021. Interior photos 2021



GROUND FLOOR
APPROX. FLOOR
AREA 837 SQ.FT
(77.8 SQ.M)

FIRST FLOOR
APPROX. FLOOR
AREA 761 SQ.FT
(70.7 SQ.M)

TOTAL APPROX. FLOOR AREA 1598 SQ.FT (148.5 SQ.M)
GARAGE 188 SQ.FT (17.5 SQ.M)
TOTAL 1786 SQ.FT (166 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.
(ID 754884)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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