

HAMBLEDON
NR PETERSFIELD, HAMPSHIRE

Hambledon, Hampshire

A pretty three bedroom semi-detached property with garden bordering open countryside and private parking.



Mileages (approximate)

Petersfield – 10 miles

Winchester – 15 miles

Portsmouth – 13 miles

Summary of Accommodation

Ground Floor

Entrance Hall

Sitting Room

Kitchen/Breakfast/Dining Room

Shower Room

First Floor

3 Double Bedrooms

Bathroom

Outside

Parking

Summer House

Description

This charming cottage has been decorated and re carpeted throughout and offers a comfortable arrangement of accommodation brimming with character features.

On the ground floor is an entrance hall, a cosy sitting room with fireplace, an open plan kitchen/breakfast/dining room with patio doors to the garden and a shower room.



The first floor presents three good sized bedrooms, two of which have superb views over the surrounding countryside, and a family bathroom.

There are excellent amenities which include a village store, public house, tearoom, school, church, an active village hall and cricket club.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Outside

The property is set back from Green Lane and benefits from off road parking to the front.

To the rear is a paved sun terrace and steps rising to a decked terrace with summer house and views over countryside.

Situation

Hambledon is a thriving village situated within the South Downs National Park.

Services: Mains electricity, water, and drainage. Air Source electric 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

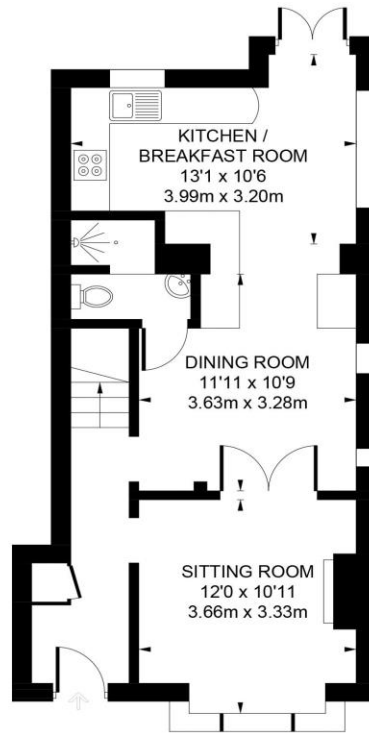


Disclaimer: (including fixtures and fittings)

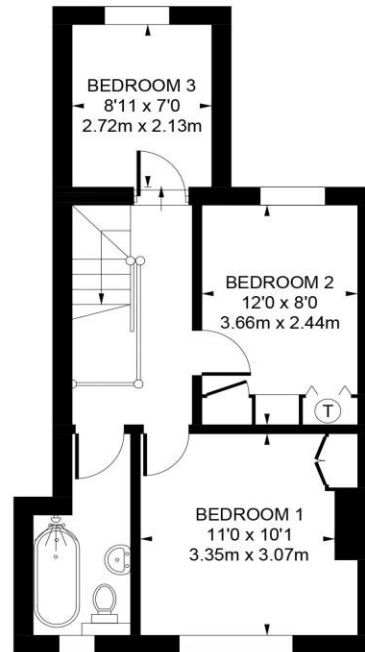
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Date of particulars

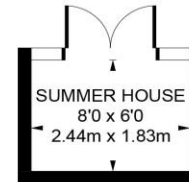
2022. Interior photos 2022



GROUND FLOOR
APPROX. FLOOR
AREA 504 SQ.FT
(46.8 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT
(39.1 SQ.M)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

TOTAL APPROX. FLOOR AREA 925 SQ.FT (86.0 SQ.M)
SUMMER HOUSE 48 SQ.FT (4.5 SQ.M)
TOTAL 973 SQ.FT (90.5 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 920977)



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