



THE
**COUNTRY
HOUSE**
COMPANY

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HAMBLEDON
SOUTH DOWNS NATIONAL PARK

Bakery Cottage, West Street, Hambledon, Hants, PO7 4SN

A surprisingly spacious, semi-detached 3 bedroom cottage situated away from the main thoroughfare within walking distance of the village amenities.



Mileages (approximate)

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

Summary of Accommodation

Ground Floor

Entrance Hall
Sitting Room
Dining Room
Kitchen

First Floor

Two Double Bedrooms
Single Bedroom
Family Bath/Shower Room

Outside

Enclosed Rear Garden

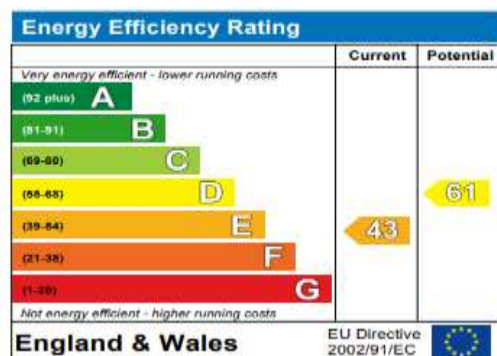
Garage

Detached Double Garage
Off Street Parking

Description

This intriguing property has recently been refurbished and presents light and spacious accommodation arranged over two floors.

On the ground floor is the entrance hall and generous sitting room with log burning stove and glazed patio doors to the garden.



There is in addition a large dining/family room and fitted modern kitchen with granite worktops and Miele appliances.

The first floor presents two double bedrooms and a single, plus family bathroom.

Outside

Is a pretty south facing garden which is mainly laid to lawn bordered by shrub beds/borders with sun terrace immediately adjacent to the rear of the house. A double garage with electric door is located at the rear and has off street parking in front.

Situation

The property is accessed via a shared private driveway and is located close to the centre of

the Village, a brisk walk from the village shop, public house and village hall.

Hambledon is famous for its history and strong association with cricket and is surrounded by the South Downs National Park and National Trust downland. It has a primary school, ranked "Outstanding" by Ofsted, 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, 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.

Services: Mains electricity and water. Mains drainage and 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

Agents Notes: Photos included were taken in 2019 and are pre tenancy.

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 2020. External photos were taken in 2019 pre tenancy.



GROUND FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1301 SQ.FT. (120.9 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.
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