



THE
COUNTRY
HOUSE
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Hambledon, Nr Petersfield, Hampshire

A delightful 3 bedroom semi-detached cottage that is immaculately presented throughout and benefits from a good sized sunny garden and parking.



Mileages (approximate)

Petersfield – 10 miles

Winchester – 15 miles

Portsmouth – 13 miles

Summary of Accommodation

Ground Floor

Entrance Hall

Sitting Room

Dining Room

Kitchen

Shower Room

First Floor

Master Bedroom with En suite Shower Room

Bedroom 2 with En suite Shower Room

Bedroom 3

Outside

Carport

Workshop

Covered woodstore

Garden Shed

Description

This charming home has been the subject of sympathetic extension and refurbishment by the current owners and offers a delightful arrangement of light, well presented accommodation, and modern features to include



a newly fitted air source heat pump and underfloor heating.

The accommodation is well appointed and includes a welcoming entrance hall, a triple aspect sitting room with fireplace and log burning stove and a well fitted kitchen with range cooker and butler sink. A dining room with exposed timbers and fireplace with log burning stove and a shower room complete the accommodation on the ground floor. From the sitting room a staircase leads to the master bedroom with en suite shower room.

Two further bedrooms, one with en suite facilities are also on the first floor and accessed via a staircase from the kitchen.

Outside

The gardens are a particular feature and lie to the side and rear of the property and are South Facing.

Approached from a side access there is a gravelled area for parking with double carport. An attractive sun terrace lies adjacent to the house with well-tended perennial and vegetable beds, a large workshop, covered woodstore and garden shed.

Situation

Hambledon is a thriving village situated within the South Downs National Park. There are excellent amenities which include a village store, public house, tearoom, school, church, an

active village hall and cricket club. Historically the birthplace 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, water, and drainage. Newly fitted air source heat pump.

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

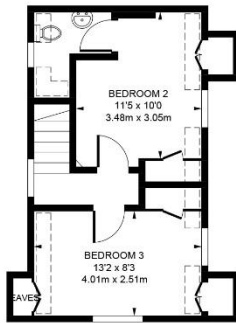
Email: sales@countryhousecompany.co.uk

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.

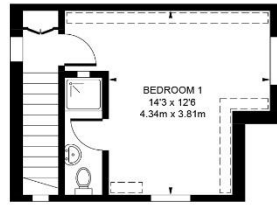


Disclaimer: (including fixtures and fittings)

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 2022. Interior photos 2022



FIRST FLOOR APPROX. FLOOR AREA
320 SQ.FT(29.7 SQ.M)



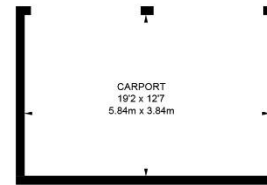
FIRST FLOOR APPROX. FLOOR AREA
260 SQ.FT(24.2 SQ.M)



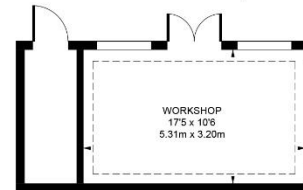
GROUND FLOOR APPROX. FLOOR AREA
680 SQ.FT(63.2 SQ.M)

APPROX. FLOOR AREA 1260 SQ.FT (117.1 SQ.M)
OUTBUILDINGS. FLOOR AREA 244 SQ.FT (22.7 SQ.M)
TOTAL. FLOOR AREA 1504 SQ.FT (139.8 SQ.M)
(EXCLUDING EAVES / CAR PORT)

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 848809)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



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LOCATION / ORIENTATION)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The Country House Company

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The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

