



HAMBLETON  
NR PETERSFIELD



## **HAMBLEDON NR PETERSFIELD**

A superb detached 4/5 bedroom property offering approx. 2800 sq. ft of accommodation, situated within the sought after village of Hambledon in the South Downs National Park, approximately 10 miles from Petersfield and 15 miles from Winchester which have train services to London.

### **ACCOMMODATION**

4 BEDROOMS, SPACIOUS FIRST FLOOR STOREROOM (POTENTIAL DRESSING ROOM/BEDROOM 5), 3 BATHROOMS (2 EN SUITES), SPACIOUS KITCHEN/BREAKFAST ROOM, SITTING ROOM, HALL, STUDY, UTILITY, CLOAKROOM, WORKSHOP/STORE, INTEGRATED DOUBLE GARAGE



**The Country House Company**

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### Main House

This comfortable home offers a superb arrangement of well-appointed, bright, and spacious accommodation with lovely private sunny gardens, versatile living space and the potential to improve/extend (subject to consents).

On the ground floor is an elegant dining hall with tiled floor, a large dual aspect sitting room with fireplace and doors to the garden, a study and a bright and airy attractively fitted kitchen/breakfast room with bay window and doors outside.

In addition, there is a utility, cloakroom, a workshop/store, and an integrated double garage.

On the first floor is the master bedroom with ensuite bathroom and doors to a spacious store room which could be converted to create an additional bedroom, dressing room or office/hobby space. There is a guest bedroom with ensuite bathroom, two further bedrooms and shower room.

### Outside

The property is approached via a private driveway with parking for several cars which leads to the double garage which has electric up and over doors.



The gardens are a lovely feature of the property and lie to the rear of the house. There is a paved terrace adjacent to the house with steps rising to a large area of lawn interspersed with mature shrub and tree specimens bordered by hedging and panel fencing.

### 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 award-winning vineyard, an active village hall and cricket club.

Reputed to be the birthplace of cricket, Hambledon is surrounded by glorious countryside yet is within easy access of the A3/A32 and A272 to Winchester and Petersfield where there are extensive facilities and train services to London.

The area offers an excellent range of schools including Bedales, Churchers College, Ditcham Park and in the state sector The Petersfield School (TPS) and Bohunt. Local bridleways and footpaths are in abundance. For sailing enthusiasts, the South Coast with its numerous harbours is also nearby.



### Distances (approx)

Petersfield – 10 miles

Winchester – 15 miles

Portsmouth – 13 miles

**Services:** Mains electricity, water, and drainage. Oil fired central heating system.

**Local Authority:** Winchester Council Band G/EPC: F

**Tenure:** The property is offered for sale Freehold.

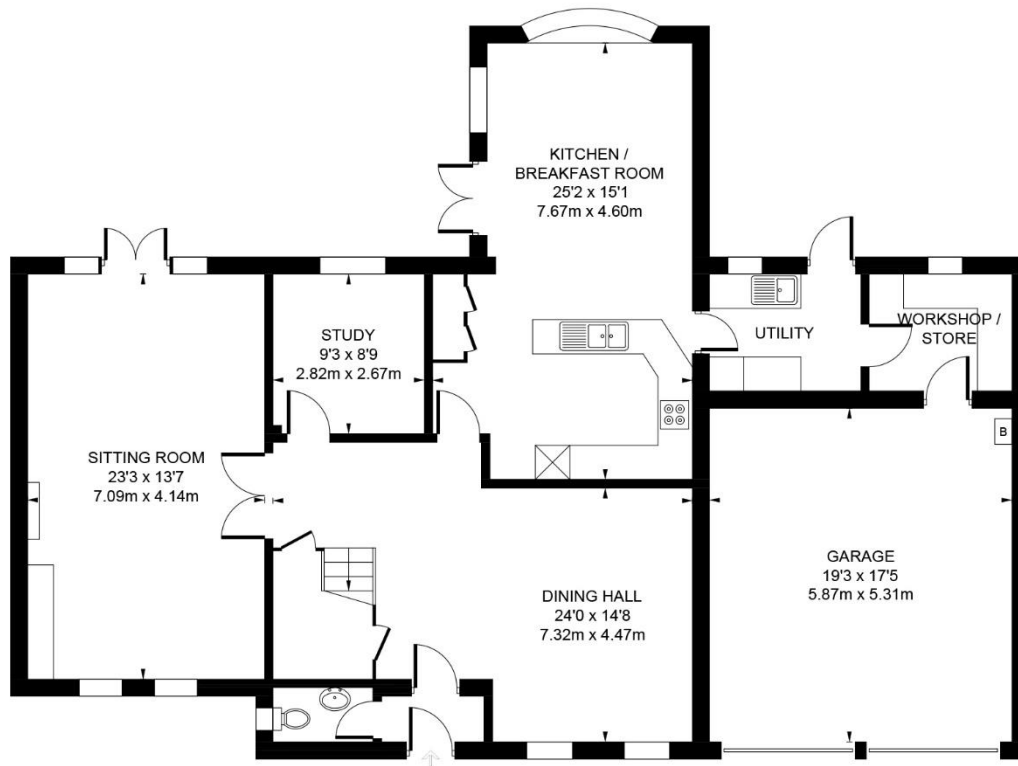
**Viewing:** Strictly by appointment via The Country House Company **Tel:** 01730 771222

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

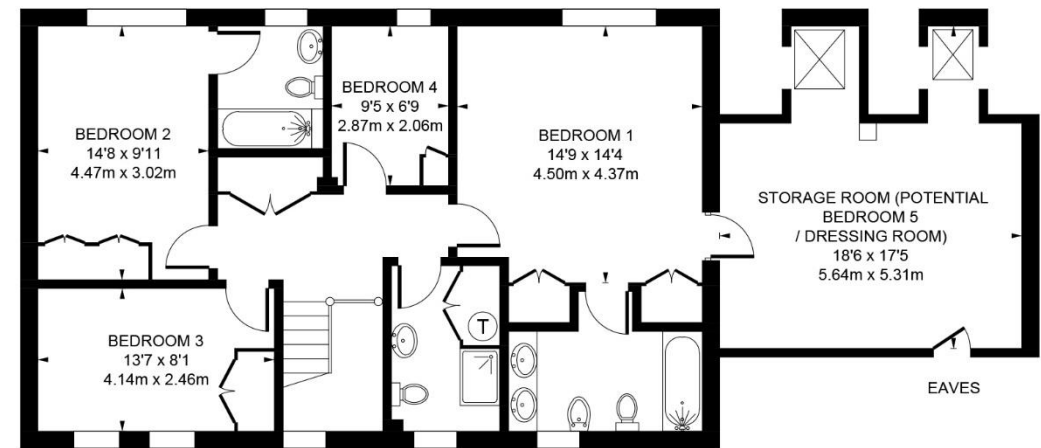








GROUND FLOOR  
APPROX. FLOOR  
AREA X SQ.FT  
(151.9 SQ.M)



FIRST FLOOR  
APPROX. FLOOR  
AREA X SQ.FT  
(108.4 SQ.M)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E		
21-38	F	38   F	
1-20	G		

TOTAL APPROX. FLOOR AREA 2802 SQ.FT (260.3 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 930400)









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