



THE
COUNTRY
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HAMBLEDON
NR PETERSFIELD
HAMPSHIRE

HAMBLEDON NR PETERSFIELD

A substantial 4-bedroom semi-detached property with approximately 2 acres of gardens and a detached Coach House in the grounds, situated on the edge of 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

MAIN HOUSE

4 DOUBLE BEDROOMS, TWO BATHROOMS (1 EN-SUITE), SITTING ROOM, DINING ROOM, FAMILY/BREAKFAST ROOM, KITCHEN, UTILITY, ENTRANCE HALL.

THE COACH HOUSE

SITTING ROOM, KITCHEN/BREAKFAST ROOM, BEDROOM, BATHROOM, SHOWER ROOM

OUTSIDE

DETACHED GARAGE AND WORKSHOP



The Country House Company

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This spacious home is set back from the road in an elevated position which affords it magnificent views over its gardens and the surrounding countryside.

The accommodation is well appointed with lots of features throughout to include high ceilings and fireplaces. Whilst the property needs upgrading the style and versatility of living space is extremely appealing as are its detached Coach House and large grounds.

Main House

On the ground floor are three principal reception rooms to include a substantial breakfast/family room with picture bay window and views across the gardens.

There is a sitting room with fireplace, a formal dining room, a well fitted kitchen, a utility and a cloakroom.

On the first floor are four double bedrooms, one of which benefits from an ensuite bathroom. In addition, there is a bathroom and separate cloakroom.

The Coach House

This charming, rustic single storey dwelling is deceptively spacious. There is a triple aspect sitting room, a kitchen/breakfast room, a bedroom, bathroom, and shower room.



Outside

The property is approached via a gated access. The Coach House is positioned to the right of the drive which leads up to the main house and garage. Either side of the drive is a substantial area of lawn interspersed with mature planting. Beyond to the side and behind the house is an area of woodland.

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.



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

Local Authority: Winchester Council Band G **EPC:** F & E

Tenure: The property is offered for sale Freehold.

Viewing: Strictly by appointment via The Country House Company **Tel:** 02392 632275

Email: katep@countryhousecompany.co.uk

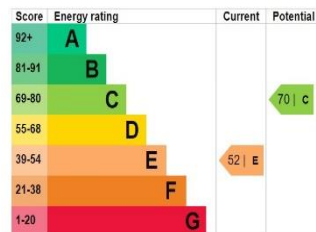
Agents Notes: There is a 25 year overage covenant on The Coach House if planning were ever to be granted for it to be sold independently from the main house.



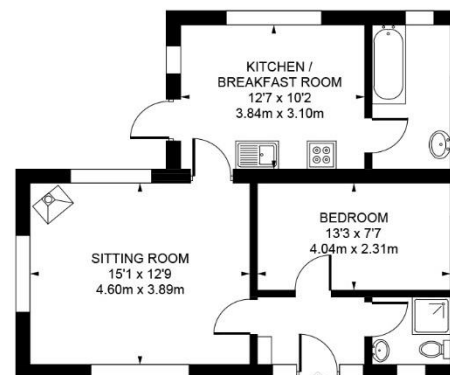




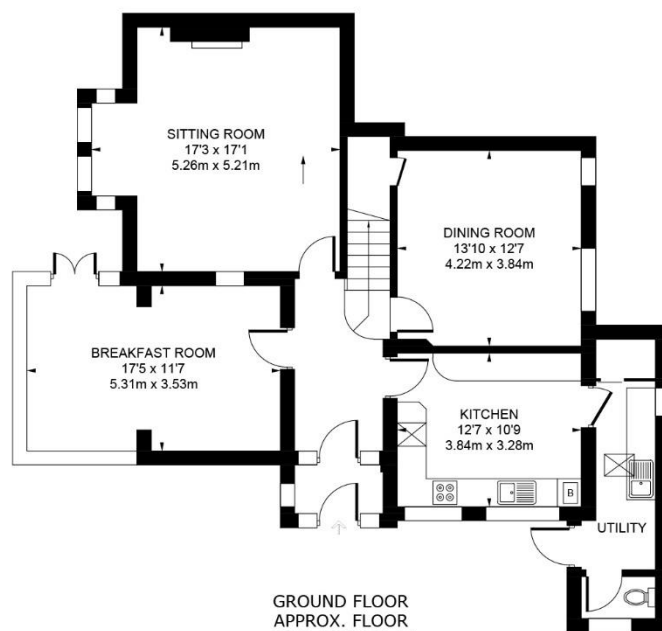
Graph for the Main House



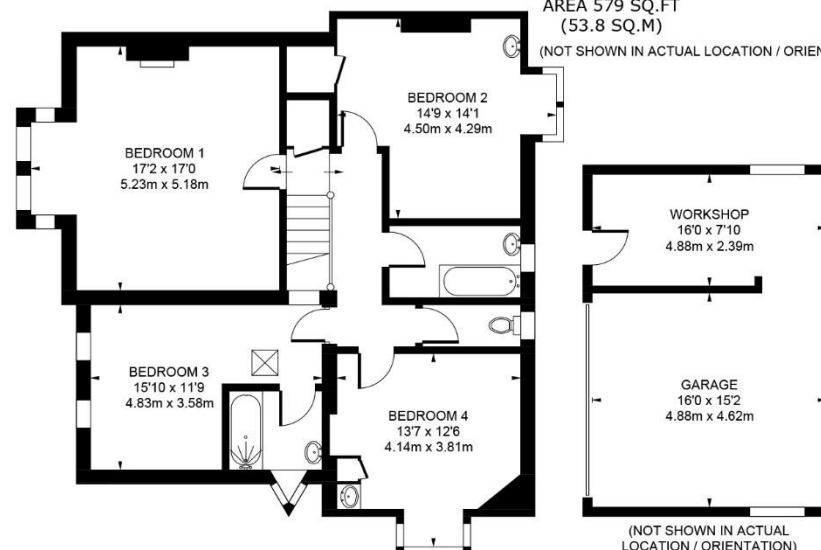
Graph for The Coach House



THE COACH HOUSE ANNEXE
APPROX. FLOOR
AREA 579 SQ.FT
(53.8 SQ.M)
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR
APPROX. FLOOR
AREA 1063 SQ.FT
(98.8 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 1000 SQ.FT
(92.9 SQ.M)

TOTAL APPROX. FLOOR AREA 2063 SQ.FT (191.7 SQ.M)
OUTBUILDING 956 SQ.FT (88.8 SQ.M)
TOTAL 3019 SQ.FT (280.5 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.

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