

THE
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Hambledon
Hampshire

Hambledon, South Downs National Park

A spacious four-bedroom, semi-detached property offering approximately 2,500 sq. ft of accommodation, with glorious views over countryside. This attractive property is positioned in the heart of the thriving village of Hambledon, close to its amenities and with good access to commuter links and train services to London.



Mileages (approximate)

Petersfield – 10 miles
Winchester – 15 miles
Portsmouth – 13 miles

Summary of Accommodation

Ground Floor

Entrance Porch & Hall
Sitting Room
Study
Family Room
Kitchen/Breakfast/Dining Room
Workshop
Cloakroom
Potting Shed
Double Garage

First Floor

4 Bedrooms
Family Bathroom
Shower Room

Description

This superb home is set back and elevated from the road with views over the village from the front aspect and glorious countryside to the rear.



Whilst the property needs some updating, the accommodation is light, spacious and well-appointed throughout.

On the ground floor is the triple aspect sitting room with fireplace, a study with bay window and a family room.

The kitchen/breakfast room has an Aga and opens to the dining room with attractive full height bay window and patio doors to the garden.

Accessed from the kitchen is a rear lobby with cloakroom and large walk-in larder.

In addition, on the ground floor there is an entrance porch and hall, a workshop, and integrated double garage.

On the first floor are four good sized bedrooms, a bathroom, and a shower room.

Outside

The property is approached via a long driveway which also provides access to the neighbouring property. The drive is flanked by lawn and mature trees and as you arrive at the house there is an area for parking and access to the double garage.

The generous formal garden is private and south facing.

There is a sun terrace adjacent to the house with manicured lawn and shrub borders edged by hedging and panel fencing.

To the side of the house is a vegetable plot with fruit cage 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 considered 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.

Heating: Oil fired central heating.

Local Authority: Winchester City Council.

Tax Band: E

Tenure/Possession: Freehold/Vacant Possession

Mobile: www.ofcom.org.uk **Broadband:** FTTC

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

Email: katep@countryhousecompany.co.uk

Agents Notes: There is a covenant on land which flanks the driveway (contact Agent).

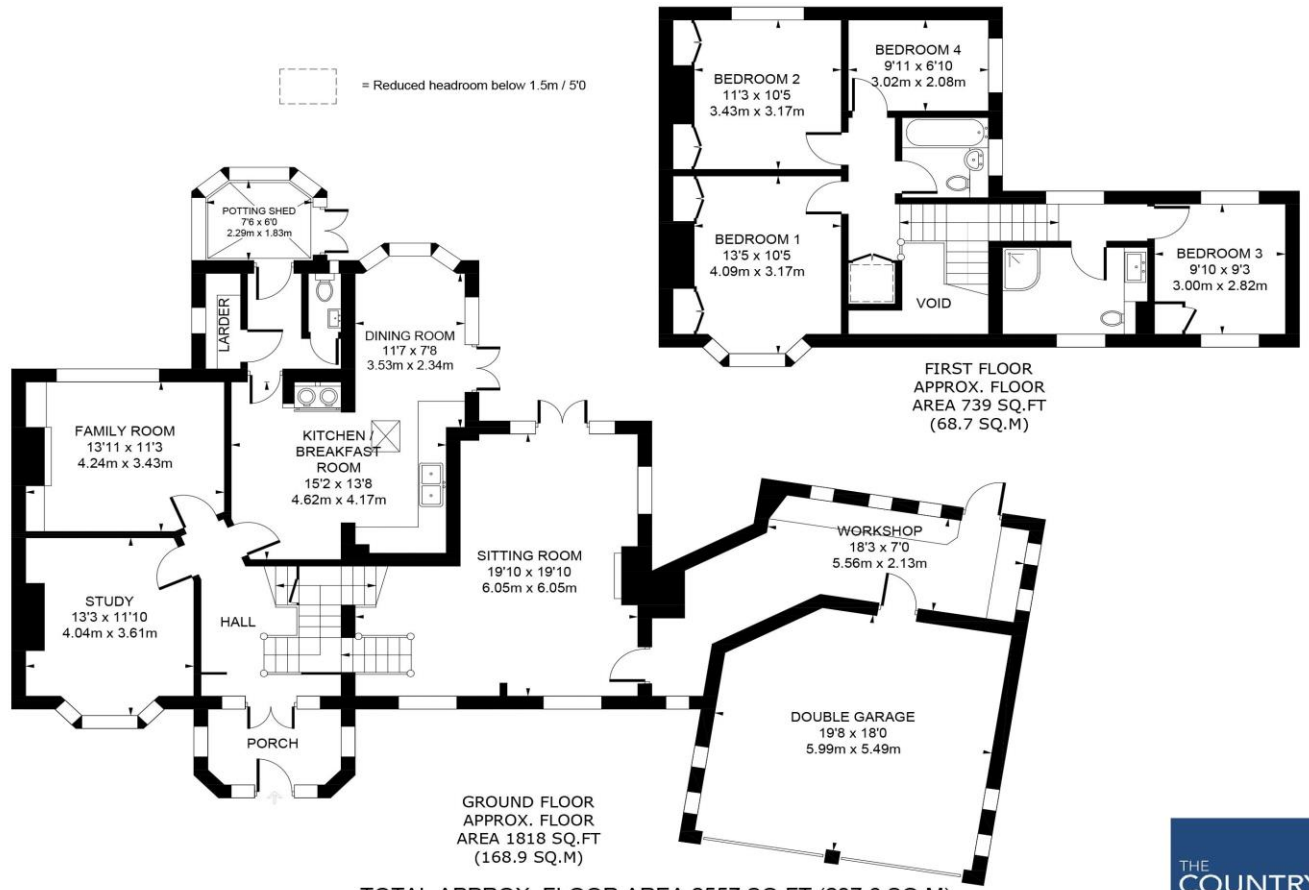


Disclaimer: (including fixtures and fittings)

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Date of particulars

2024. Interior photos 2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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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