



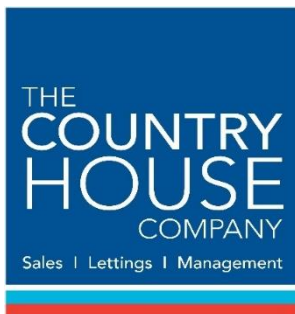
HAMBLEDON
NR PETERSFIELD

HAMBLEDON, NR PETERSFIELD, HAMPSHIRE

A superb detached 4 bedroom architect designed property built to a high specification in 1994 and offering 3,275 sq. ft (304.3 sq. m) of accommodation. This elegant home is 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 LARGE DOUBLE BEDROOMS, DRESSING ROOM, 3 BATHROOMS (2 EN SUITES), SPACIOUS KITCHEN/BREAKFAST ROOM, SITTING ROOM, DINING ROOM, GARDEN ROOM, STUDY, UTILITY, 2 CLOAKROOMS, INTEGRATED DOUBLE GARAGE



The Country House Company

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Main House

This impressive home is positioned within walking distance of the village amenities and offers extremely well-planned, light, and spacious accommodation with many features to include oak staircase, bespoke oak fitted kitchen, and high ceilings throughout.

Each of the principal rooms on the ground floor benefit from direct access onto the garden and include a spacious dining room, an elegant dual aspect sitting room with attractive fireplace, a cosy garden room and the well fitted kitchen/breakfast room.

In addition and completing the ground floor accommodation is a welcoming entrance hall, a study, a utility room with cloakroom, a further separate cloakroom and a large integral double garage with electric doors that could be converted to extra living space if required (subject to any planning permissions).

On the first floor are four large double bedrooms each with fitted wardrobes, and a family bathroom.



The master bedroom suite has a separate dressing room and ensuite shower room. There is also a guest bedroom (bedroom 2) with ensuite facilities.

Outside

The property is approached via a tarmac driveway and five bar gates to an area of private parking.

The garden offers a good degree of privacy and has been attractively landscaped for ease of maintenance and includes sun terraces, established lawn and mature planting.

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.

Known as 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. Electric radiant heating system.

Local Authority: Winchester Council Band G

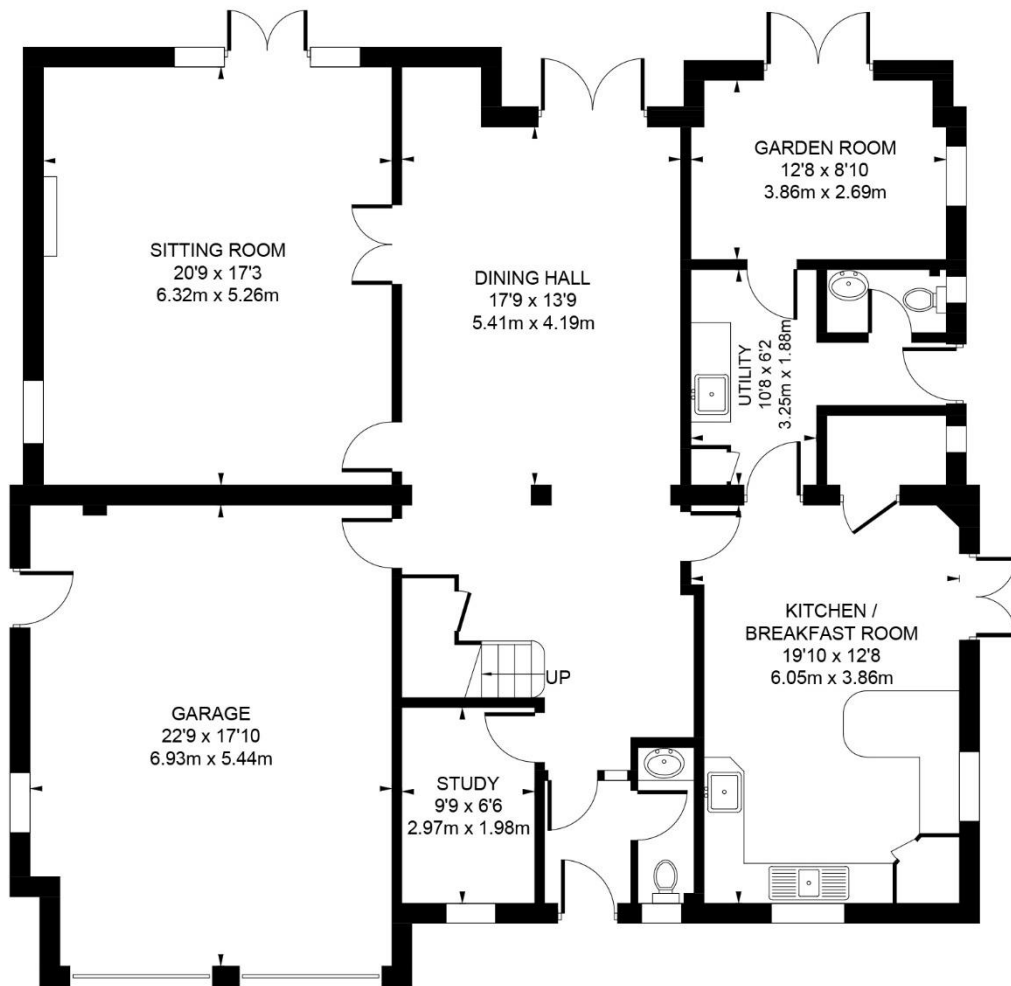
EPC: E

Tenure: The property is offered for sale Freehold.
Viewing: Strictly by appointment via The Country House Company

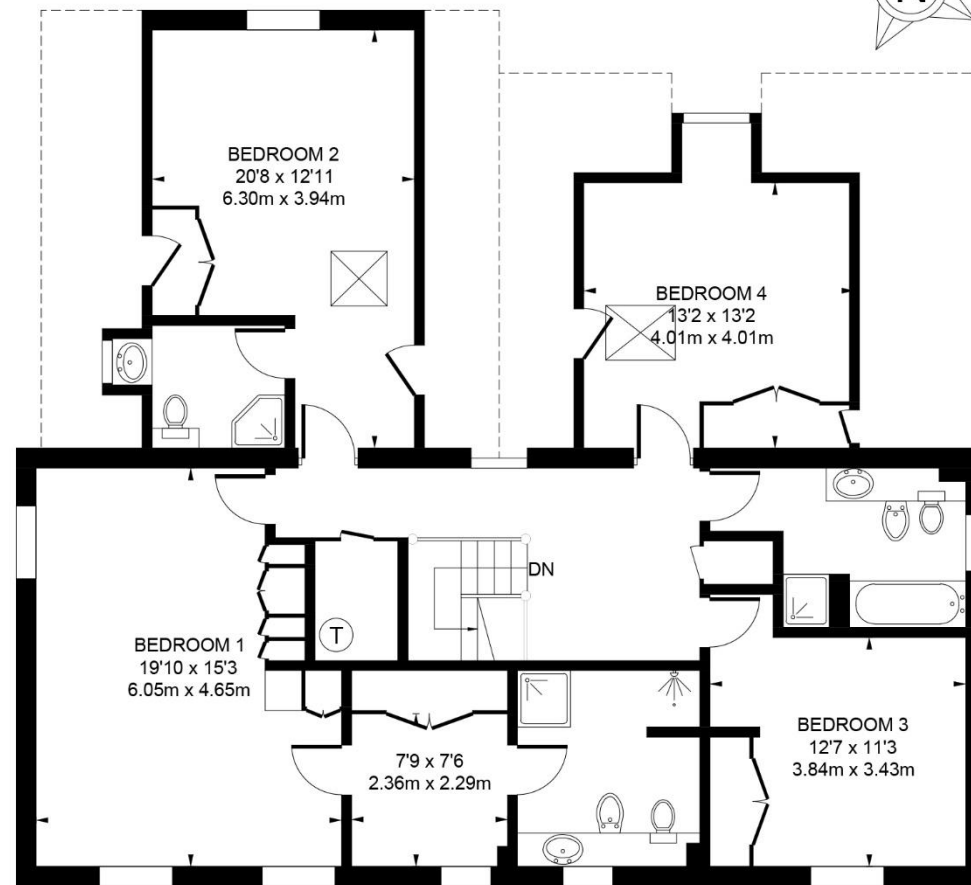
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GROUND FLOOR
APPROX. FLOOR
AREA 1891 SQ.FT
(175.7 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 1384 SQ.FT
(128.6 SQ.M)

TOTAL APPROX. FLOOR AREA 3275 SQ.FT (304.3 SQ.M)
(INCLUDING GARAGE)

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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