



THE
COUNTRY
HOUSE
COMPANY

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HAMBLEDON
HAMPSHIRE

Hambledon, Nr Petersfield, Hampshire

A pretty 2 bedroom cottage with a large garden situated in the sought after village of Hambledon which is surrounded by countryside but also benefits from good access to commuter links.



Mileages (approximate)

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

Summary of Accommodation

Ground Floor

Sitting Room
Kitchen/Breakfast Room

First Floor

Two Bedrooms
Bathroom

Outside

Large sunny garden
On street parking

Description

This attractive home is ideal for first time buyers, downsizers or those looking for a second/holiday home or rental.

In our opinion, this pretty cottage does require some updating but offers comfortable living space which includes



on the ground floor a cosy sitting room with an open fireplace, a fitted kitchen/breakfast room with a door to the garden and upstairs on the first floor are two bedrooms and a bathroom.

Outside

The garden is a particular feature and lies to the rear of the house with a paved sun terrace and a large area of lawn interspersed with some mature planting.

Situation

Hambledon is famous for its strong association with cricket and is surrounded by the South Downs National Park and National Trust downland.

It has a village shop, school, church, pub, tearoom, well-known cricket club and thriving local community.

The surrounding countryside offers lovely walks and extensive riding and cycle routes.

A good range of local shops and

amenities are available in nearby Denmead, and both Winchester and Petersfield are easily accessible, each with mainline stations, and more extensive shopping and leisure facilities.

Services: Mains electricity, water, and drainage. Electric heating.

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

Agents Notes: There is a right of access at the rear of the property from the end of the terrace.

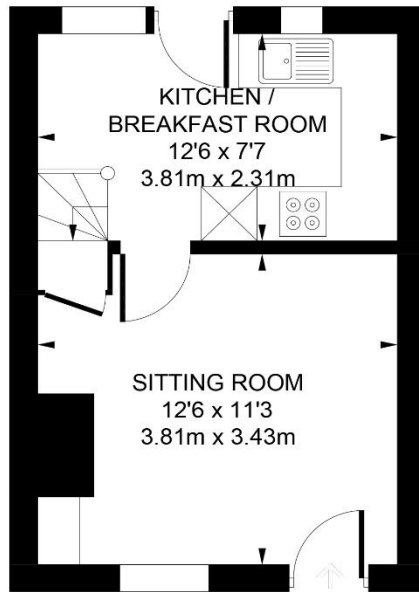
Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



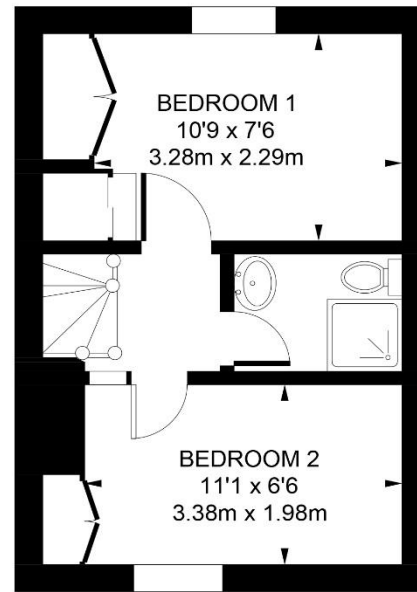
Disclaimer: (including fixtures and fittings)

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GROUND FLOOR
APPROX. FLOOR
AREA 247 SQ.FT
(23.0 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 244 SQ.FT
(22.7 SQ.M)

TOTAL APPROX. FLOOR AREA 491 SQ.FT (45.7 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 955161)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



The Country House Company

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