



The Country House Company

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Location: **Hambledon**

County: **Hampshire**

Term: **12 months with possibility of renewal. Assured Shorthold Tenancy**

Property ID: **1458**

Furnishings: **Unfurnished**

Bedrooms: **5** Bathrooms: **3** Reception Rooms: **3**

Cost: **£1795 pcm excl**

Attractive Henry VIII period village house providing excellent family accommodation in the heart of this much sought after Hampshire village. The brick and timber framed Grade 2 listed property dates from early 16th century and shows great character having many exposed beams and a few surviving wattle and daub panels with a rare early mullion window on the stairs. There is a beautiful inglenook fireplace to the dining/hall with its exposed boards on floor and a good sized sitting room with working fireplace and dual aspect with views to the village street and also over the walled rear garden to the downland hillside behind where race horses are trained.

The Kitchen has a breakfast area and Aga with glazed garden door and leads through to the playroom/snug/TV room with its views to the village. There is a utility and cloakroom area. Up the beamed stairway are 5 good sized bedrooms including a light and spacious Master Suite with dressing area and very good fitted cupboard space and ensuite bathroom. There are two family bathrooms, one with a shower over the bath.

The property enjoys the morning sun to the front of the house, the gravelled driveway and turning area has a distinctive historic yew tree which gives its name. The rear gardens are mainly walled and enclosed catching the sun from the south and west, being mainly laid to lawn, with occasional borders and a terrace to the house. There are two sheds and a garage.

The much sought-after village of Hambledon has two excellent village shops and a post office, pub, with highly favoured Infant School and Pre-School, as well as a very active

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village community. Excellent walking and access to Speltham Down National Trust as back cloth to village.

Petersfield with its mainline station (Waterloo approx 1hr.) and the A3 is approx 8 miles, Winchester approx 17 miles, Chichester approx 15 miles, Portsmouth approx 12 miles and Fareham approx 8 miles with the south coast and M27 providing excellent radiating communications.

Specification

Dining Hall
Sitting Room
Play/TV room
Kitchen with Aga/Breakfast Room
Master Bedroom Suite of Bedroom,
Dressing Area and Bathroom
4 further Double Bedrooms.
2 further Bathrooms, one with Shower

Driveway & Garage
Enclosed Rear Garden. – Gardening to be undertaken by tenant

Aga

White Goods – dishwasher, fridge/freezer, electric cooker

Curtains - provided

Carpets – provided, exposed wood floor to dining hall

Furniture – pine kitchen table and fitted benches

Availability – 1st June 2010

Council Tax Band: Winchester City
Band G -£2332.55 (2010-2011)

Broadband availability: Available

Mobile phone reception: Some Services

Pets: One well behaved pet considered

Smoking: No smoking



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