

Hambledon, Hampshire

An extremely attractive barn conversion situated amid the peaceful, beautiful rolling countryside with an additional range of 2 stables tack/feed rooms & paddock by separate arrangement



Location:	Hambledon	Price pcm:	£2500 excl (incl gardening)
County:	Hampshire		Additional range of 2 stables tack/feed rooms & paddock by separate arrangement
Property ID:	1470		
Bedrooms:	4		
Bathrooms:	2	Term:	Up to one year with the possibility of renewal
Unfurnished			Unfurnished – Assured Shorthold Tenancy

Summary of Accommodation:

Galleried Reception Hall with working fireplace
 Kitchen/Dining /Family Room
 Utility Room
 Three double bedrooms
 Bathroom Downstairs
 2nd Upstairs Reception Area
 Master Bedroom with adjacent Bathroom and Shower
 Landing with study area

Garden

Tandem Open Garage parking
 Stabling and Paddock (by separate arrangement)
 2 Stables and Tack Room

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Description:

An extremely attractive barn conversion situated amid the peaceful, beautiful rolling countryside, forming extremely good accommodation suitable for a couple or family for full time living or as a weekend retreat.

The barn is full of character of the original beams of the barn dating from the 16th Century. There is space and wonderful light through hand crafted double glazed windows. Yet it is converted to give a cosy family space, with a central fireplace, Yorkshire flag floors with under floor heating and French windows to the south facing courtyard garden. The kitchen/dining/family room has an Aga and is very well fitted, having extensive views to the very pretty surrounding gardens and landscape. The striking galleried entrance hall provides a wonderful reception area. *There is also a second upstairs reception room with far reaching views, together with a very attractive study area.

There are four bedrooms, three of which are on the ground floor with downstairs bathrooms with the master bedroom and bathroom enjoying an elevated beamed position. There are good built in cupboard and storage space.

Outside:

The house is surrounded by its own very attractive gardens, with gravelled south facing courtyard, with a sunken and terraced patio area approached from the kitchen, together with lawns, shrubs and herbaceous border which will be maintained by the Landlords gardener. Available by separate arrangement is a well kept stable barn of two stables tack/feed room and standing area and a well fenced paddock of approx. 1 ½ Acres.

Situation:

Situated approximately 2 miles south of the sought after village of Hambledon, 3 miles from Soberton in a peaceful rural position, yet in the original farmstead (no longer working) with the main farmhouse as a reassuring neighbour but not imposing.

Approximately 7 miles from Fareham and M27, Portsmouth 12 miles, Southcoast and Winchester 17 miles (M3) Petersfield 10 miles (mainline station) and A3M, Alton approximately 15 miles.

Councils

Tax Band: Winchester City Council Band G
Winchester City Council: Tel: 01962 848 288

Additional Information:

White Goods: Dishwasher
Small integral fridge
2 ring hob
Aga
Washing machine
Fridge/freezer

Curtains included
Carpets: included

Availability:
Council Tax Band: G



Broadband availability: Available locally
Mobile phone reception: Most networks
Pets: One well behaved pet considered
Smoking: Preferably not
Heating: Oil fired central heating and under floor

EPC available on request
See our Website for Disclaimer Details

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

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