



Woodlands
Old Mill Lane
Hambleton
PO8 0SE



Woodlands
Old Mill Lane
Hambleton

PO8 0SE

oieo £1,350,000

INTRODUCTION

With panoramic views towards the South Downs National Park and Hambleton Vineyard, this deceptively spacious and thoughtfully extended family home is conveniently situated close to Hambleton village, only a few hundred yards from The Bat & Ball pub, famous locally for its cricketing history, and cricket green opposite, with the pretty market towns of Petersfield, Bishops Waltham and Wickham also being within easy reach. The Cathedral City of Winchester is approximately half an hour away, as is Southampton Airport and all main motorway access routes are also easily accessible.

The property comes with just over 3000 sqft of accommodation, a garage complex which includes a 39ft home office with BI business use, a double garage, stable block with holding paddock, additional land also separated into paddocks, a flood lit Ménage and enclosed swimming pool area with its own pool room, shower/changing facilities and plant room. The overall plot size we believe to be just under 4 acres and to fully appreciate the accommodation on offer, an early viewing truly is a must.



INSIDE

The property is approached via a set of electric gates and security intercom system which leads onto the driveway and in turn leads to a covered entrance porch. A double glazed door leads through to a well-proportioned entrance hall which has doors leading through to a downstairs cloakroom and beautiful 20ft x 17ft drawing room which is a dual aspect room and has a set of French doors leading out onto the rear patio area, with the main focal point of the room being the full height Inglenook style fireplace with inset wood burning stove. A set of double doors to one side of the room then lead through to a good size dining room which has windows to the rear enjoying views over the paddocks and adjoining countryside. The heart of the house is the 17ft kitchen/breakfast room which also overlooks the adjoining paddocks, with the kitchen having been fitted with a modern range of white high gloss wall and base units with cupboards and drawers under. There are granite worktops and breakfast bar, a 'Stoves' 7 ring hob and Range style cooker, as well as a built-in combination microwave oven, grill, integrated dishwasher. To one side of the kitchen a door leads through to a good size utility room which has a matching range of units, plumbing space for a washing machine, a Vaillant wall mounted LPG (calor) gas boiler, which was installed in 2014, quarry tiled flooring and a stable door which leads through to a rear porch. The property also benefits from a modern cloakroom and a door which leads through to an inner hallway from which there is an airing cupboard, separate linen cupboard and access to a large loft space which is part boarded and has a pull down ladder.

The master bedroom suite has a door leading through to a dressing room/study which has a range of fitted wardrobes, drawers and a window to the side. There is also a wall mounted control panel for independent under floor heating and a doorway and step leading down to the large master bedroom which is a dual aspect room with a range of fitted drawers to three sides of the bedroom including a dressing table unit, with an additional control panel for the underfloor heating. A door then leads through to a beautifully appointed en-suite wet room which has 'his and hers' matching wash hand basins, along with Monobloc mixer taps, close coupled WC, an open shower area, a heated towel rail and attractive pebbled flooring. Bedroom two, also a good size double room, has ceramic tiled flooring, a range of fitted wardrobes and two double glazed windows which overlook the ménage to the rear. Bedroom three also has a range of fitted wardrobes and overlooks the ménage. The family bathroom has been beautifully appointed with a large enclosed shower cubicle, fitted corner bath, 'his and hers' wash hand basins set in vanity unit, spotlights, WC and complementary tiling.



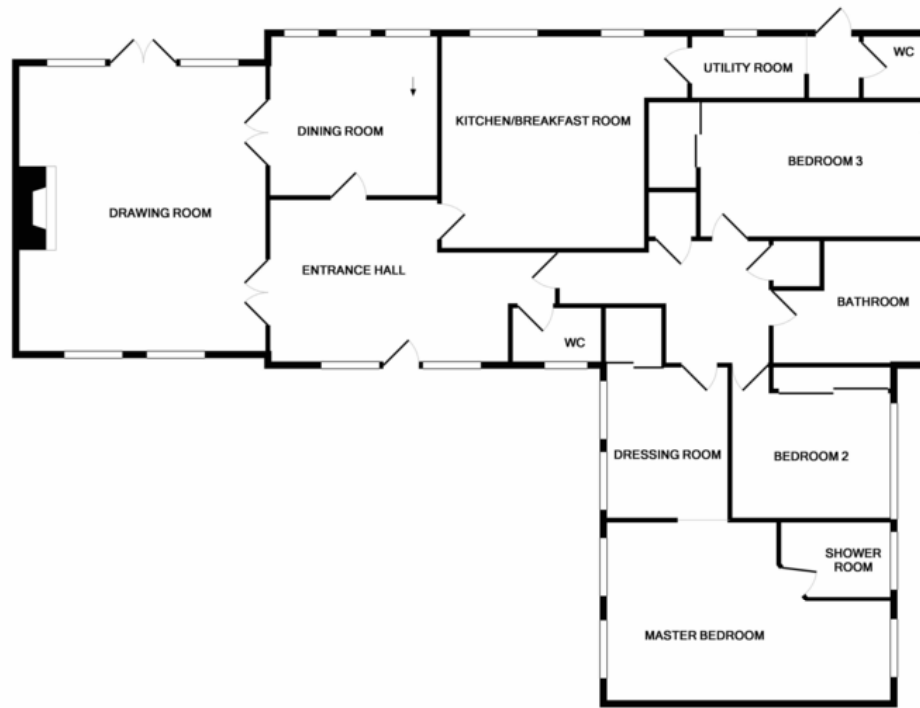
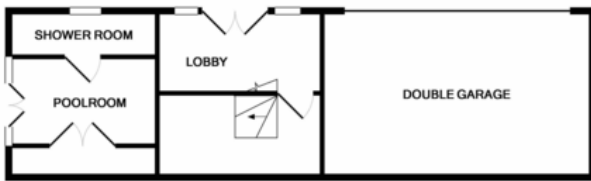
On the first floor there is a door which leads through to a good size playroom which has a fitted cupboard with worktop over. Bedroom four is located opposite and can be accessed from the first floor landing.

OUTSIDE

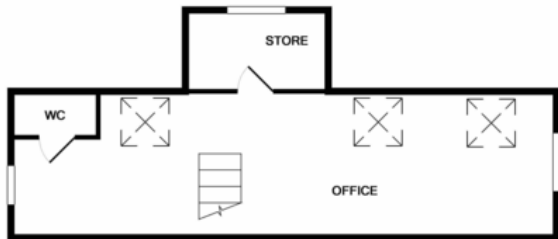
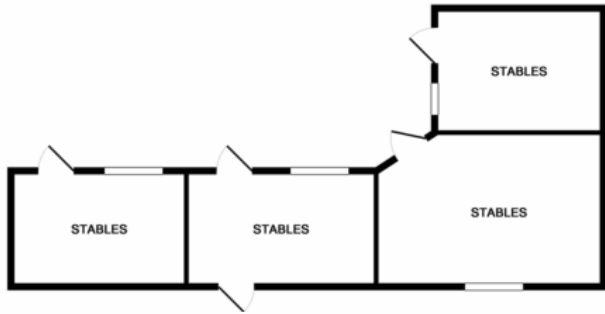
The property benefits from a large tarmac driveway providing ample off road parking for numerous vehicles which leads to a detached garage complex, with the garage measuring 18ft'5 x 16ft. The garage has an electric roller door and power and light. There is then a home office which can be accessed via a set of double glazed doors leading through to an entrance lobby which is 11ft 4 x 9ft 1 and inner hallway from which stairs lead to the first floor and the main office above, which is 39ft 2 x 13ft 6 (including the area taken up by the stairs). This room has four Velux skylight windows and two double glazed gable end windows, making this an exceptionally light and airy room, with wood effect flooring and various power points. A door then leads through to a cloakroom.

The equestrian facilities are accessed via a separate five bar gated entrance, suitable for horse box access, which then leads through to a detached stable block which comprises four stables, two of which are currently used as a tack room and hay store. Stable one is 13ft 9 x 11ft 3 with rubber matting to the floor, as is stable two. The tack room has a stainless steel sink unit and power and light. The hay store is 14ft 6 x 14ft 5. Directly behind the stable block is a holding paddock and a flood lit Ménage with electricity supply.

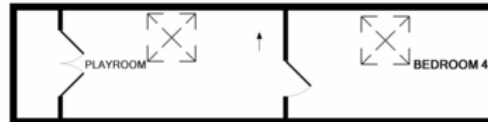
The swimming pool is accessed via a gated entrance leading to an enclosed pool area with the pool measuring 30ft x 15ft. The pool room includes a lounge/changing area measuring 12ft 6 x 9ft 8 with a tiled floored, double glazed door and windows, with a set of double doors leading through to a pump room with filtration plant for the swimming pool and separate electricity supply. A further door then leads through to a modern shower/wet room which has a Mira shower and tiled walls and floors.



GROUND FLOOR



1ST FLOOR



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. Made with Metropix ©2017

DRAWING ROOM
17' x 12' 2" (5.18m x 3.71m)

DINING ROOM
13' 11" x 11' 10" (4.24m x 3.61m)

KITCHEN/BREAKFAST ROOM
17' 4" x 14' 5" (5.28m x 4.39m)

MASTER BEDROOM
19' 11" x 16' 5" (6.07m x 5m)

BEDROOM TWO
16' 7" x 11' 7" (5.05m x 3.53m)

BEDROOM THREE
15' 6" x 9' 9" (4.72m x 2.97m)

BEDROOM FOUR
11' 5" x 11' 2" (3.48m x 3.4m)

PLAY ROOM
11' 11" x 11' 5" (3.63m x 3.48m)

OFFICE
19' 3" x 13' 6" (5.87m x 4.11m)

POOL ROOM
12' 5" x 9' 8" (3.78m x 2.95m)

SERVICES: LPG central heating, private water and private drainage. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX: Winchester City Council Tax Band G

T: 01489 893946 Brook House, Brook Street, Bishops Waltham, SO32 1AX
E: bishopswaltham@whiteandguard.com W: whiteandguard.com

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

| Energy Efficiency Rating | | Current | Potential | Environmental (CO ₂) Impact Rating | |
|---|--|-------------------------|-----------|---|----|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | | | | (92-100) A | |
| (81-91) B | | | | (81-91) B | |
| (69-80) C | | | | (69-80) C | 75 |
| (55-68) D | | | | (55-68) D | |
| (39-54) E | | 52 | 66 | (39-54) E | |
| (21-38) F | | | | (21-38) F | |
| (1-20) G | | | | (1-20) G | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | |
| | | | | EU Directive 2002/91/EC | |