



COOMBE DOWN

Green Lane, Hambledon, Waterlooville, Hampshire PO7 4SY



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A striking Edwardian family home
in an elevated rural position set
amongst mature garden and
grounds within reach of Petersfield,
Winchester or the South Coast.

Accommodation

4 Double Bedrooms | Dressing Room/Bedroom 5
2 Bathrooms (1 en suite)
Kitchen/Breakfast Room | Entrance Hall
Conservatory | 3 Reception Rooms
Utility Room | Cloakroom/WC | Basement

Double Garage | Greenhouse
Summer House and Woodshed | Tennis court
Inside South Downs National Park

Areas: 2,860 sq ft and (265.7 sq m)

**Garden and Grounds in all just under
2.75 acres (1.1 ha)**

Petersfield 12.2 miles | Winchester 14.7 miles
Portsmouth 10.7 miles | Chichester 20.9 miles
Southampton 18.3 miles | London 69.1 miles
Stations at Petersfield or Havant
with services to London Waterloo
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



COOMBE DOWN

A much-loved family home for over 40 years, Coombe Down has a lovely, light interior with large windows providing wonderful garden views, and well-proportioned living space on four floors. The house has good ceiling heights typical of the Edwardian era and three spacious reception rooms. The kitchen/breakfast room looks out onto the terrace, and the conservatory and drawing room are in tandem, providing excellent entertaining space. The cosy study at the back of the house could be a handy playroom. On the first floor are 3 double bedrooms and a dressing room which could also be used as a 5th bedroom, and there is a self-contained bedroom on the top floor. Children can safely free-range inside and out into the large garden, as the house is well positioned in the heart of the grounds. In essence a perfect family home.

OUTSIDE

The house is approached up a leafy drive which leads to a parking area beside the house and double barn style garage. Steps lead up to the front door and there are paved areas behind and to one side of the house which provide outside seasonal entertaining options. The garden is mainly lawn, underplanted in parts with carpets of spring bulbs, and slopes gently away from the house - a great space for children to enjoy or for anyone with gardening interests to get stuck into. A hard tennis court is positioned at the bottom corner of the garden and there are many magnificent trees (including beech, horse chestnut, walnut and fruit trees). Overall, the grounds extend to just under 2.75 acres (1.1ha), providing a beautiful and mature setting to the house.

SITUATION

Coombe Down lies in a rural position set back from the B2150 with neighbours on the edge of the village of Hambledon best known as the 'Cradle of Cricket' - it is thought that Hambledon Club is one of the oldest cricket clubs known. The village has good facilities including a primary school, shop, pub, church, café, Restaurant at Hambledon Vineyard and village hall. Petersfield has a more comprehensive range of shopping (including





Waitrose), sport and leisure facilities and a mainline station with train services to London Waterloo. The larger centres of Winchester, Guildford, Portsmouth and Chichester are all within reasonable driving distance. The A3 is only a few minutes' drive to the east and gives easy access to the coast and to the M25 and beyond. The house sits within the South Downs National Park and there are many accessible footpaths available, providing great scope for walking or cycling via the network of local lanes. There are plenty of private schooling options in the region including Bedales and Churcher's at Petersfield, Portsmouth Grammar School, Winchester College and St Swithun's at Winchester, and Twyford, Boundary Oak and Westbourne House prep schools.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property,

Services

Mains metered water, electricity, existing private drainage with permission given to connect to mains drainage.
Oil fired heating.

Broadband availability

Standard/Superfast according to Ofcom

Mobile/Internet Coverage

Indoor Limited/Outdoor Likely according to Ofcom

Tenure

Freehold with vacant possession.

Construction

Conventional early 1900's brick construction.

Local Authority

Winchester City Council, www.winchester.gov.uk,
01962 840 222

Tax Band: G

EPC

F30



SALES & LETTINGS

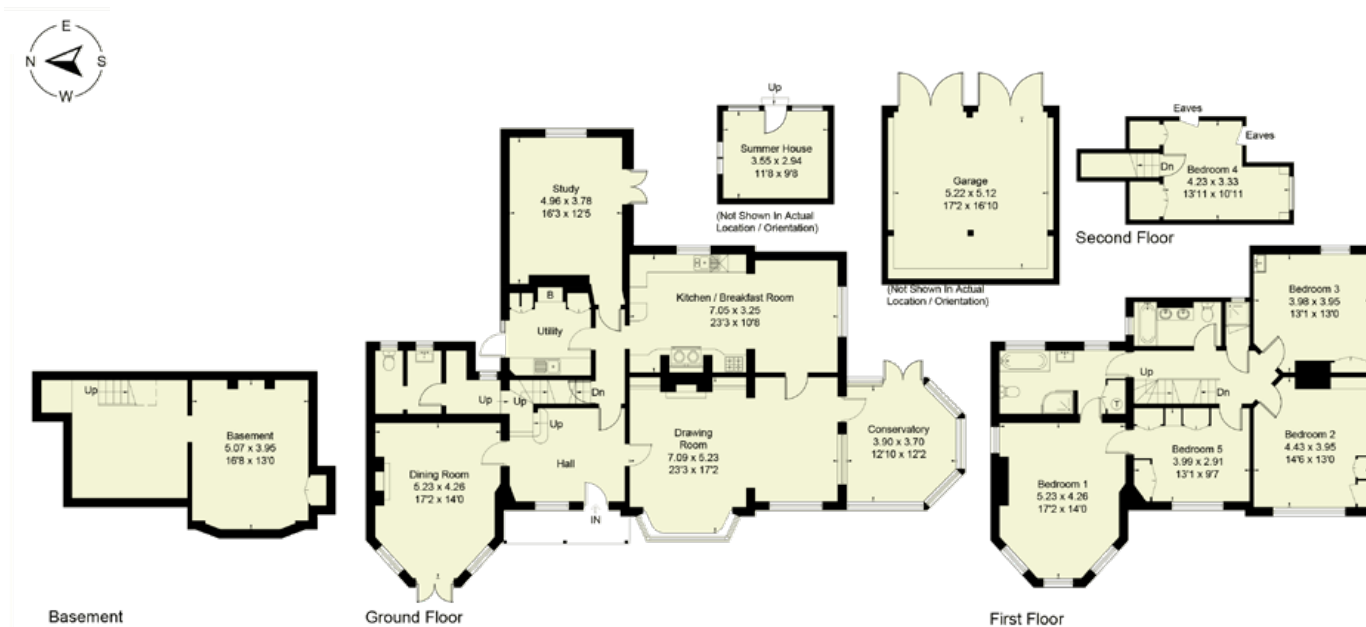
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Approximate Floor Area = 256.7 sq m / 2860 sq ft
Basement = 37.5 sq m / 404 sq ft
Outbuilding = 42.1 sq m / 453 sq ft
Total = 345.3 sq m / 3717 sq ft

Not to scale. For identification purposes only.



Restrictions

Inside South Downs National Park

Directions PO7 4SY

Follow the A3 south from Petersfield, go through the cutting in the South Downs past the Queen Elizabeth Country Park and take the next exit signed to Clanfield. Follow the road over the A3 and then left towards Clanfield and Hambledon. Go into Clanfield and past The Rising Sun Inn and round to the left on for 200 yards and then turn right into Hambledon Road. Follow the road out of the village of Clanfield towards Hambledon and pass the Bat & Ball Pub. Come down the hill passing Park Farm on your right and take the first right turning signposted Denmead/Droxford. Follow this lane for about a mile and take a left turning (Hambledon/Denmead). At the next junction turn left onto the B2150 and the drive to Coombe Down will be found shortly on your left.

What3Words

///unionists.winks.curries

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

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NB These particulars are as at May 2025

photographs April/May 2025.

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Petersfield

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