



THE PEOPLE'S MARKET

West Street, Hambledon, Waterlooville, Hampshire PO7 4RW

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Hampshire PO7 4RW

An exceptionally rare opportunity to acquire The People's Market
in the heart of Hambledon village – offering approximately
7,500 sq. ft of flexible accommodation and immense
potential, with approved planning permission

Accommodation

Approximately 7,500 sq. ft of flexible accommodation across four properties.

Main house approximately 5,317 sq. ft: 7 bedrooms, 6 reception rooms, 4 bathrooms.

Two first-floor one bedroom flats with private access – historically successfully rented.

Freehold of a commercial unit of approximately 1,816 sq. ft, currently leased.

Huge potential for conversion, multi-generational living, investment, or other uses.

Approved planning permission.

Grade II Listed with historic character features throughout.

Private off road parking.

Walled garden and heated swimming pool.

Located in the centre of historic Hambledon village with iconic high street views.

EPC Ratings: House - E42, Flat - E46, Flat - D65, Commercial Unit - B47

In all about 7,500 sq. ft (696.7 sq. m)

Petersfield 11 miles | Waterlooville 9 miles | Portsmouth 10.5 miles |
Winchester 16 miles | Southampton 18 miles | Stations at Petersfield or Havant
with services to London Waterloo (Mileages are approximate).





THE PEOPLE'S MARKET

Offered to the open market for the first time in over half a century, The People's Market is a landmark listed property of immense character and scale, extending to approximately 7,500 sq. ft - with approved planning permission in place and offering a combination of residential and commercial property.

Steeped in history, this extraordinary residence retains a wealth of period features – from fireplaces and stonework to elegant proportions throughout, whilst offering remarkable scope for modernisation, conversion, multigeneration living or development to suit the needs and vision of its next custodian.

The main house provides seven generous bedrooms and a flowing arrangement of reception spaces, including an impressive kitchen and breakfast room opening to the garden, two handsome sitting rooms with fireplaces, a first floor reception room and a showpiece ground floor reception room with feature floor to ceiling doors and a vast games room above. An attached annexe provides additional accommodation, complete with sitting room, shower room, and bedroom, alongside a heated pool / utility room and two ground floor cloakrooms.

There are also two self-contained one-bedroom flats, historically rented, creating an established income stream. To the front, a substantial commercial freehold unit – presently leased to the thriving village shop – secures further monthly revenue, making this both a lifestyle and investment opportunity.

The grounds are equally appealing, with private parking, a charming walled garden, sun-drenched terrace, level lawn and heated swimming pool – all combining to create a private and peaceful retreat with endless potential.

A property of this scale, heritage and flexibility is rarely available. The People's Market represents not only a significant piece of history, but also a unique opportunity to craft a modern legacy within a truly special home in the heart of Hambledon village.





SITUATION

The People's Market lies at the very heart of Hambledon, a picturesque South Downs village celebrated as the "Cradle of Cricket." Hambledon Club is believed to be one of the oldest cricket clubs in the world and the village retains a proud sporting and cultural heritage.

Today, Hambledon offers an enviable blend of rural charm and everyday convenience. Facilities include a highly regarded primary school, a thriving village shop (conveniently located at the front of the property), a welcoming pub, historic church, boutique café, tearoom and the acclaimed restaurant at Hambledon Vineyard. The active village hall further enriches the sense of community, while the surrounding lanes and pathways of the South Downs National Park provide endless opportunities for walking, cycling and riding in unspoilt countryside.

For wider amenities, Petersfield provides an excellent range of shopping – including Waitrose – together with leisure facilities and a mainline station with regular services to London Waterloo. Additional day-to-day facilities can be found in nearby Denmead, while Waterlooville offers a larger selection of supermarkets, shops, and leisure options. The historic cities of Winchester, Chichester, Portsmouth and Guildford are all within easy reach and the nearby A3 gives swift access to the South Coast, M25 and beyond.

The area is also renowned for its outstanding educational provision, with a wide choice of independent schools including Bedales and Churcher's College in Petersfield, Portsmouth Grammar School, Winchester College, St Swithun's in Winchester, as well as Twyford, Boundary Oak, and Westbourne House prep schools.

With its deep-rooted history, vibrant community and prime setting in the South Downs National Park, Hambledon is a village of rare character within a conservation area – combining the romance of traditional English countryside with excellent connectivity and modern convenience.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



PLANNING PERMISSION

There is approved planning permission in place for the conversion of the building if desired.

[REF: SDNP/25/02678/LIS](#)

[REF: SDNP/25/02808/LIS](#)

[REF: SDNP/25/02711/FUL](#)

[REF: SDNP/25/02710/FUL](#)

GENERAL REMARKS

Directions: PO7 4RW

Follow the A3 south from Petersfield and take the 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 and on for 200 yards and then turn right into Hambledon Road. Follow the road for about 3 miles into Hambledon village where The People's Market is prominently located with private parking available on site.

What3Words

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Services

Mains water, electricity, and drainage. Part oil fired heating, part electric heating as well as bottled gas.

Construction

Brick, tile roof, wooden beams and concrete floors

Mobile & Broadband

- Mobile/Internet Coverage: Average/Limited
- Broadband: Cable Broadband

Local Authority

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

Tenure

Freehold

Approximate Floor Area

House / Annexe= 457.7 sq m / 4927 sq ft

Shop = 168.7 sq m / 1816 sq ft (Including Cellar)

Blue Flat = 32.8 sq m / 353 sq ft

Pink Flat = 34.6 sq m / 372 sq ft

Total = 693.8 sq m / 7468 sq ft



Agents Note

We understand that the property benefits from mixed use Residential and part Commercial. One of the flats has a long-standing tenant in place, please call the agent for further information. The Commercial Unit is currently leased to the village shop.

Right of Way

There are no public rights of way crossing the property.

Council Tax Bands

House - B

Flat - B

Flat - B

Commercial Unit - TBC

EPCs

House - E42

Flat - E46

Flat - D65

Commercial Unit - B47

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill

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NB: Details and photographs dated September 2025.

IMPORTANT NOTICE

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Petersfield

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