



**April Cottage, West Street, Hambledon, Waterlooville PO7  
4SN**

**welcome to**

## **April Cottage, West Street, Hambledon, Waterlooville**

We are excited to offer to the market this four bedroom semi-detached cottage. The property boasts plenty of ornate features and wonderful cottage ambiance throughout. If you are after a cottage tucked away in a picturesque village with only a 15 minute drive to Waterlooville town centre.

### **Driveway**

Drop kerb access with off road parking for vehicles. Path to entrance. Side access to rear garden.

### **Entrance Hall**

Double glazed door. Carpeted stairs rising to first floor level. Door to:

### **Dining Room**

11' 8" x 12' 4" ( 3.56m x 3.76m )

Double glazed window to front elevation. Textured ceiling. Open fire place. Space for table and chairs. Radiator. Laminate flooring.

### **Kitchen**

14' 6" x 11' 8" ( 4.42m x 3.56m )

Double glazed window to rear elevation. Modern fitted kitchen comprising of wall and base units with contouring rolled edge works surfaces over. Insert one and a half bowl sink and drainer unit with mixer tap. Space and plumbing for appliances and a Range cooker and washing machine to be left. Vinyl flooring. Door to:

### **Lounge**

21' 9" x 9' 1" ( 6.63m x 2.77m )

Double glazed to dual elevation. Fireplace with log burner and surround. Radiator. Space for table and chairs.

### **Inner Hall**

Double glazed to conservatory. Textured walls. Space for appliances. Door to cloakroom.

### **Cloakroom**

Double glazed to rear elevation. Smooth ceiling. Textured walls. Low level WC. Wash hand basin.

### **Conservatory**

Brick and uPVC construction. Space for appliances.

### **Landing**

Textured ceiling. Loft access. Panelled walls. carpeted flooring. Door to:

### **Bedroom Two**

9' 1" x 9' 1" ( 2.77m x 2.77m )

Double glazed to front elevation. Smooth ceiling. Smooth walls. Built in storage cupboard. Radiator. Carpeted flooring.

### **Bedroom One**

11' 4" x 12' 4" ( 3.45m x 3.76m )

Double glazed to front elevation. Textured ceiling. Smooth walls. Fireplace and surround. Radiator. Laminate flooring.

### **Bedroom Three**

9' 1" x 9' 8" ( 2.77m x 2.95m )

(restricted head height) Double glazed. Textured ceiling. Smooth walls. Carpeted flooring. Radiator.

### **Bedroom Four**

11' 4" x 10' 1" ( 3.45m x 3.07m )

(restricted head height) Double glazed. Textured ceiling. Textured walls. Open fireplace. Carpeted flooring. Radiator.

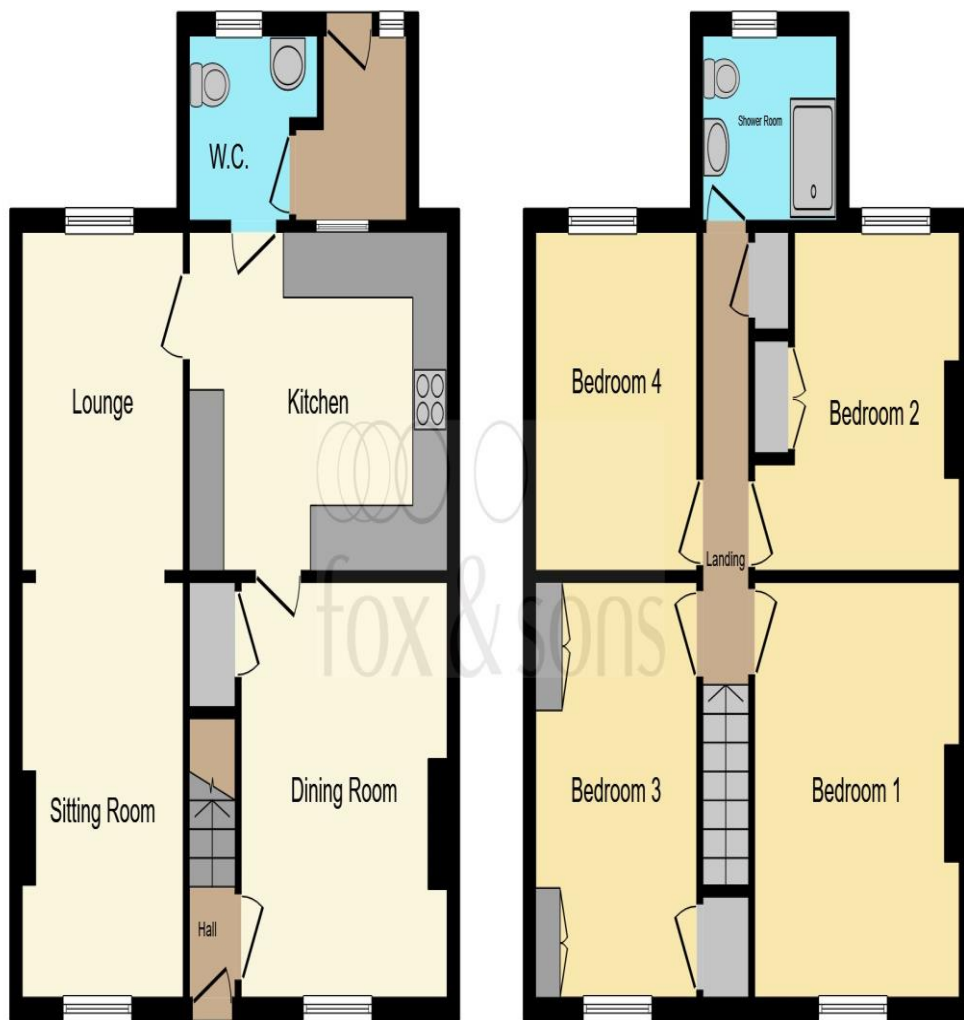
### **Shower Room**

Double glazed to rear elevation. Smooth ceiling. Tiled walls. Modern fitted shower room.

### **Rear Garden**

Fully enclosed large mature rear garden lined with trees, shrubs and hedges. Rear pedestrian access to the South Downs.





**Ground Floor**

**First Floor**

Total floor area 114.1 m<sup>2</sup> (1,228 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**April Cottage, West Street,  
Hambledon, Waterlooville**

- Four bedroom cottage
- End of chain
- Ornate Features
- Off Road Parking
- Hambledon Village

Tenure: Freehold EPC Rating: E

offers in excess of

**£425,000**



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