



The Dower House, Hambledon, Hampshire

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A **classically styled house** on the edge of the village of Hambledon in East Hampshire with over 3 acres and views over surrounding countryside.

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## Summary of accommodation

Reception hall | Drawing room | Family room | Dining room | Kitchen/breakfast room | Utility room | Study | Bedroom seven with en suite bathroom

Two cloakrooms

Principal bedroom with en suite bathroom | Five further bedrooms (one en suite) | Two family bathrooms

**The Falconry:** Kitchen/sitting room/bedroom | Shower room | Veranda with outside bath

Garden store/workshop | Summer house | Two paddocks

In all about 3.15 acres

## Distances

Hambledon village centre 0.4 mile, Petersfield Station 10 miles

(All distances are approximate)



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## The Dower House

The Dower House is set on the edge of the picturesque village of Hambledon within the South Downs National Park with views over rolling countryside and the neighbouring Hambledon vineyard. Built in the Georgian style in the 1960s, with more recent additions, the house is classically proportioned with light rooms, large sash windows and high ceilings.





Having undergone a recent programme of refurbishment and improvement, the property presents beautifully as a stylish yet comfortable family home. Some of the notable features include wood strip flooring and floor to ceiling sash windows in many of the rooms.

From the spacious reception hall with its elegant sweeping staircase, double doors lead to a double-aspect drawing room with French doors to the terrace, and a woodburner. Adjoining, is the triple aspect family room which shares the woodburner with the drawing room and also has French doors to the terrace. A second set of double doors from the hall lead to the well-proportioned dining room. The kitchen/breakfast room has a range of fitted units and appliances with plenty of space for a dining table, and a door to the terrace.

From here a door leads to an area on the ground floor which could become part of an annex. Currently it consists of a utility room, bedroom with an en suite bathroom, study and cloakroom with a secondary staircase to the first floor. There is a secondary staircase to bedrooms four and five, and a shower room which could be incorporated within separate accommodation which would also have its own front door.





Upstairs, a large double-aspect principal bedroom has fitted wardrobes and a luxurious en suite bathroom. A guest bedroom suite overlooks the terrace and garden and there are two more bedrooms and a family bathroom in this part of the house. Bedrooms four and five and a family shower room are at the southern end of the house and could be incorporated into an annexe with access via the secondary staircase.

## Outside

The Dower House is approached via a sweeping gravel drive leading to the front of the property (which has plenty of parking) and alongside the house to further parking. The gardens are beautifully landscaped and incorporate a Mediterranean style west-facing terrace and bbq area with a canopy immediately to the rear of the house. The gently sloping lawn leads to an outdoor swimming pool with a wooden deck surround and glass balustrade. Much of the garden and land is enclosed within a brick and flint wall with a further smaller walled area incorporating The Falconry – a private, one room log cabin with verandah. There are two paddocks with post and rail fencing, outbuildings for storage, a summer house and hot tub. In all the property extends to about 3.15 acres.

## Location (PO7 4RZ)

Hambledon is a beautiful village in South Hampshire. It has a collection of attractive period cottages and houses that run along a central high street as well as a variety of amenities including Lotts General Stores and Tea Rooms, the Peoples Market and 2 pubs. The area, which forms part of the South Downs National Park, has always been an Area of Outstanding Natural Beauty and offers an abundance of footpaths and bridleways including the South Downs Way, Wayfarers Walk and Monarchs Way. The south coast, Winchester and Portsmouth are all within easy driving distance. There are main line railway stations at Petersfield and Winchester. The Dower House is conveniently located for a number of excellent primary and secondary schools including Bedales, Churchers College, St Swithuns School and Winchester College.

what3words: ///lightly.punters.paler

## Property information

**Tenure:** Available freehold

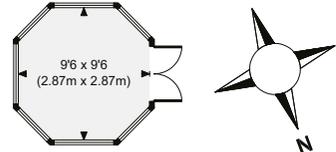
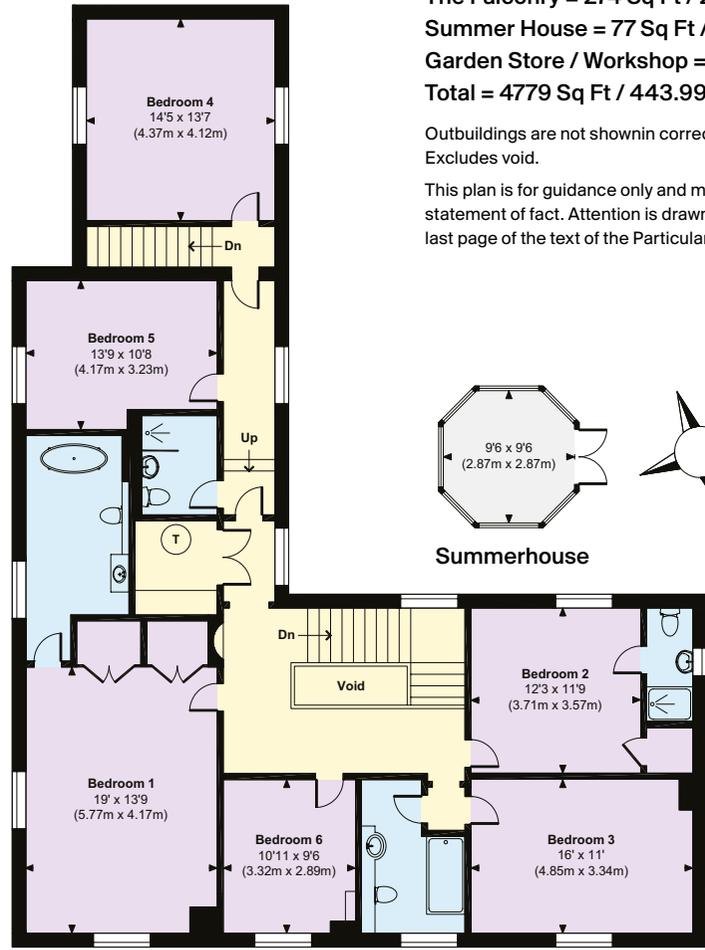
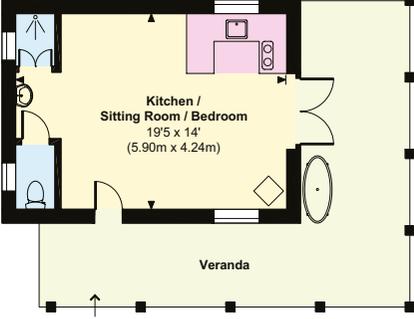
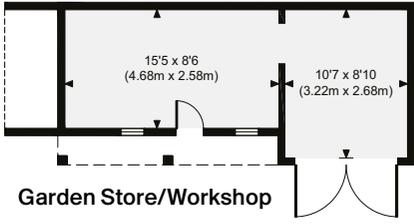
**Local Authority:** Winchester City Council

**Council Tax:** Band G

**EPC Rating:** D

**Guide Price:** £2,500,000





Summerhouse

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area**  
**Main House = 4202 Sq Ft / 390.35 Sq M**  
**The Falconry = 274 Sq Ft / 25.43 Sq M**  
**Summer House = 77 Sq Ft / 7.17 Sq M**  
**Garden Store / Workshop = 226 Sq Ft / 21.04 Sq M**  
**Total = 4779 Sq Ft / 443.99 Sq M**

Outbuildings are not shown in correct orientation or location. Excludes void.  
 This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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