

Hope Cottage, Hipley, Hambledon, Hampshire



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A charming character cottage in an attractive rural location set within 4 acres of land.

This charming and generously sized cottage is located down an attractive rural lane in the hamlet of Hipley. The cottage has been sympathetically extended and modernised over the years providing a spacious family home whilst retaining all of its charm and character.

A notable feature of the house is a generous, modern country style kitchen complete with underfloor heating and double doors that lead out onto the garden and terrace which is a perfect spot for entertaining. A vaulted utility with garden access leads off from the kitchen.

The property provides excellent reception space including a beautifully presented sitting room with a feature fireplace, a large family room with a working open fire and a good sized study. The ground floor also includes a boot room and downstairs shower.

The first floor comprises of the principal bedroom which benefits from a vaulted en suite bathroom. There are 4 further double bedrooms one with an en suite and the remaining are serviced by a well appointed family bathroom.







Location

Situated in the small rural hamlet of Hipley, on the edge of the village of Hambledon in south Hampshire. Hambledon offers a good range of facilities including a village shop, a tea room and a pub. The area 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. Hambledon Primary School was recently rated as Outstanding, as well as a large number of excellent schools, including Bedales, Churchers College, St Swithuns School and Winchester College. (times and distance are approximate)







Garden and Grounds

The grounds extend to just over 4 acres and include expansive lawns to the rear of the house boarded by mature beds and trees. Features worth noting are a raised vegetable garden and a picturesque working well. The property benefits from a swimming pool and pool house enjoying beautiful views over the orchard. There is a gated entrance to a large driveway with plenty of space for parking. There is a separate, recently built annexe which features a double garage on the ground floor and a generously sized self-contained bedroom, with a bathroom on the first floor. The property grounds feature three stables, a tack room, a barn and a field shelter and a further two fields. The property enjoys wonderful rural views across the adjoining countryside.





Hope Cottage



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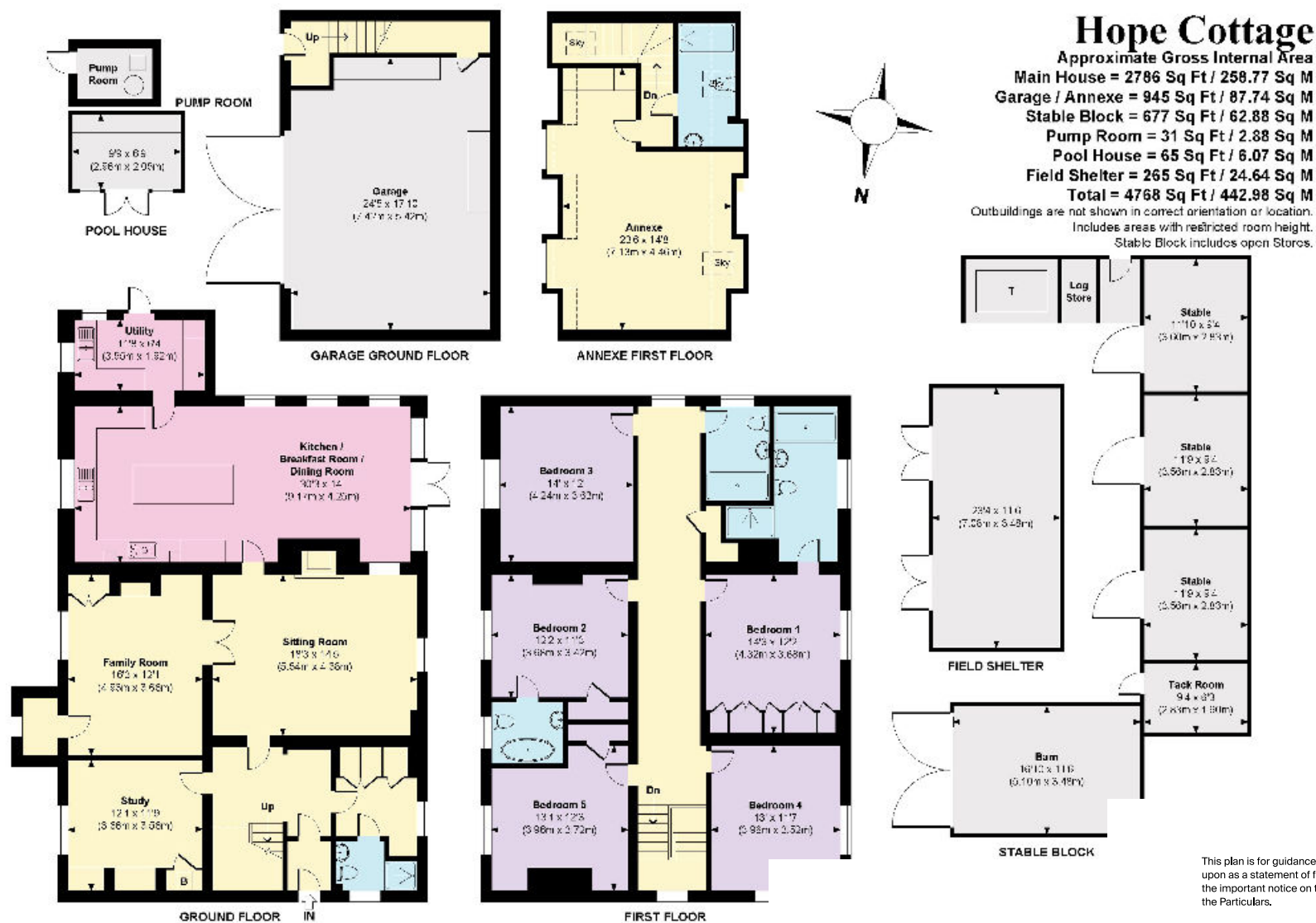
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Title
Hope Cottage

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