



Hoe Cross Farm

Hoe Cross | Hambledon | Hampshire | PO7 4RG

FINE & COUNTRY

STEP INSIDE

Hoe Cross Farm | £1,750,000 | Freehold

Hoe Cross Farm is an outstanding home with a symmetrical frontage and abundance of character which has been sympathetically improved and redecorated by the current owners. The footprint provides a maximum of 6696 sq ft of living space incorporating the main house, annexe, barn and garden store, the primary house provides 3492 sq ft of living space and comprises: hallway, drawing room, dining room, sitting room, cloakroom, kitchen/breakfast room and conservatory on the ground floor with a large cellar/family/hobbies room. On the first floor are four double bedrooms, one with an en-suite shower room and a large family feature bathroom, on the top floor are two further bedrooms and en-suite shower room. Attached on the west wing is a one bedroom annexe with sitting room and kitchen/dining room on the ground floor with a bedroom and large bathroom on the first floor. The imposing house is set in approximately 1.3 acres and benefits from a large garden store and 2305 sq ft barn which could be converted to stabling or separate living accommodation (subject to planning consent). The original property is believed to be dated back in parts to some 300 years ago, the central front door faces towards Hoe Cross crossroads and there are far reaching views for many miles towards Portsdown Hill, benefiting from being approximately 400 ft above sea level with farmland and woodland views on three aspects.

The house is reached via remote controlled gates leading to a large parking and turning area to the rear of the house and adjacent to the large barn. The gardens are enclosed on all sides with the front garden being boarded from the road by a brick and flint wall and mature hedge. To the rear is a large terraced area for 'al-fresco' dining, the formal gardens cover 1.3 acres with a further 2.4 acres available by private negotiation if required. Hambledon has the quintessential features of an English village with St. Peters & St. Pauls Church, general store, public house, village hall and cricket grounds, the area forms part of the South Downs National Park and is regarded as an area of outstanding natural beauty with an abundance of

footpaths and bridleways including the South Downs Way. Petersfield with its mainline railway station to London Waterloo is approximately twelve miles away; the cities of Winchester and Portsmouth are all within easy commutable reach. Early viewing of this impressive house is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Hoe Cross Farm sits proudly within the south westerly area of the plot with far reaching views towards fields and woodland beyond, set at a crossroad location behind a brick and flint wall with high hedges defining the front boundary. The farmhouse has an attractive, rendered and painted symmetrical frontage with curved steps that lead up to the main front door nestled beneath a covered porch supported by Gothic pillars.

To the western side of the house is a copper beech hedge with remote controlled gated entrance leading to large shingle and parking area with circular return driveway. This portion of the grounds has mature trees, shrubs and evergreens plus access to the annexe and steps down to shingle area for 'al-fresco' dining and porch door to the rear of the house, the extensive lawns that encapsulate the house lead to a shingle pathway and high hedge that reveal an original well (covered).

Accessed from the parking area is a spacious detached barn and the large lawned formal garden with a total area of approximately 1.3 acres. The gardens are enclosed by fencing on all sides with mature hedges, fruit trees and bushes, wooden built garden shed. A recess with hedge surround secludes the Calor gas cylinder and the septic tank is sunken into the garden. To the eastern side of the grounds is a further 2.4 acre field which can be purchased by private negotiation.

REAR DOOR & FOYER: Coir matted area, window to front aspect, ceiling coving, internal part-glazed panelled door leading to:







HALLWAY: Solid oak flooring, ceiling coving, dado rail, balustrade staircase rising to first floor, double radiator, door to official frontage with glazed panels overlooking garden, panelled doors to primary rooms.

DRAWING ROOM: 20'0" into bay window x 15'2" Double glazed square bay window to side aspect overlooking garden with double radiator under, matching solid oak flooring, central chimney breast with granite surround fireplace with brick inlay, log burner and slate hearth, double glazed sash window to front aspect overlooking garden with far reaching views over farmland, woodland and towards Portsdown Hill in the distance, second radiator, ceiling coving.

DINING ROOM: 16'1" x 15'1" Double glazed window with low sill to front aspect with matching views, central chimney breast with granite surround fireplace, slate hearth and log burner, to one side is a dresser style unit with range of shelving and cupboards under, window to side aspect, ceiling coving, radiator, matching flooring.

CLOAKROOM: Double glazed window to rear aspect, close coupled w.c., vanity unit with wash hand basin and drawers under, wall lights, ceiling coving, tiled wood effect flooring.

SITTING ROOM: 13'4" x 12'9" Exposed brick surround fireplace with log burner, double glazed window to side aspect, radiator, solid oak flooring, ceiling coving.

KITCHEN: 16'9" x 13'5" Range of matching floor units, inset 1½ bowl sink unit with mixer tap, dishwasher, windows overlooking rear garden, ceramic tiled surrounds, inset four ring gas hob with drawers under and extractor hood, fan and light over, peninsular style divide with brick surround, eye-level double oven and grill with drawers under and spice shelving over, space for fridge/freezer, plumbing for washing machine, ceiling spotlights, twin glazed doors leading to:

CONSERVATORY: 13'10" x 13'9" maximum, angled to one side with twin doors leading to garden, double glazed windows with low sills on all aspects, electric heater, radiator.

BASEMENT / CELLAR: Door from hallway with original brick steps with spotlights leading to:

GAMES / HOBBY ROOM: 15'2" x 15'2" Wood panelled ceiling, tall contemporary style radiator, spotlights, exposed brick to all walls with painted sections, brick flooring, wall lights.

FIRST FLOOR: Landing to rear, steps leading up to primary landing and staircase rising to top floor, panelled doors to primary rooms, window to front aspect with far reaching views over farmland, woodland and towards Portsdown Hill in the distance, ceiling coving, wooden flooring, radiator.





BEDROOM 1: 17'1" x 14'3" Double glazed windows to rear aspect overlooking driveway and gardens, window to side aspect with far reaching views over fields and woodland beyond, double radiator, ceiling coving.

FEATURE FAMILY BATHROOM: 11'9" x 8'0" White suite comprising: freestanding oval bath with separate tower filler and shower attachment, concealed cistern w.c. with shelf over, corner shower cubicle drench style hood and separate shower attachment, wash hand basin with drawer under, ceramic tiled to half wall level, heated towel rail, marble tiled flooring with underfloor heating, double glazed window to rear aspect overlooking garden, built-in storage cupboard, ceiling coving and spotlights, dimmer switch.

BEDROOM 4: 13'5" x 16'7" max. Central chimney breast with cast iron inlay, built-in wardrobe to one side with hanging space and shelving, window overlooking rear garden and driveway, ceiling coving, plumbing for radiator.

BEDROOM 2: 16'10" maximum x 15'8" maximum. Double glazed window to side aspect with far reaching views over farmland and woodland beyond, radiator, stripped and painted floorboards, ceiling coving, door to en-suite, double glazed window to front aspect overlooking fields, farmland and towards Portsdown Hill in the distance.

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with large shower screen, drench style hood and separate shower attachment, wash hand basin with mixer tap and cupboard under, medicine cabinet with mirror and lighting over, close coupled w.c., ceramic tiled to half wall level, tiled flooring, heated towel rail.



BEDROOM 3: 16'4" x 15'6" Double glazed window to front aspect overlooking farmland, woodland and towards Portsdown Hill in the distance, radiator, built-in wardrobe with hanging space, shelving and cupboards over, high level window to side aspect overlooking garden, stripped and painted floorboards, ceiling coving.

TOP FLOOR: Split-level landing with low level built-in storage cupboards giving access into storage eaves, exposed beams, balustrade landing with further access to loft space, pitched roof to front and rear restricting headroom.

BEDROOM 5: 14'6" x 9'3" (11'2" max.) measurements taken from approximately 3'0" off floor level with eaves to front and rear ceilings restricting headroom, double glazed dormer window to front aspect with views over farmland, woodland and Portsdown Hill beyond, radiator, cupboard housing second hot water tank, exposed beams to ceiling, door to:

EN-SUITE SHOWER ROOM: Shower cubicle with glazed panelled door, exposed beams, access to loft space, window to side aspect with matching views, rectangular wash hand basin with mixer tap and drawer under, concealed cistern w.c., heated towel rail, tiled wood effect flooring, slight eaves to ceiling.

BEDROOM 6: 16'1" x 9'8" (11'4" max.) measurements taken from approximately 3'0" off floor level with eaves to front and rear ceiling restricting headroom, exposed beams to walls and ceiling, double glazed dormer window to front aspect with views over farmland, woodland and Portsdown Hill beyond, radiator, double glazed window to side aspect with views over the garden and fields, currently used as a study.



ANNEXE: Own front door with chrome furniture and frosted glazed window leading to:

OPEN PLAN LIVING ROOM: 13'2" x 11'3" (18'3" max.) decreasing to 8'0" at narrowest point. Coir matted area leading to tiled flooring, double glazed window to front aspect overlooking driveway, gas wood burning stove, radiator, cupboard housing electric meter, ceiling spotlights, opening leading to kitchen, balustrade staircase rising to first floor, underfloor heating.

KITCHEN: 11'7" x 13'9" max., decreasing to 8'0" Comprehensive range of matching wall and floor units with wood block work surface, corner cupboard housing Worcester boiler supplying domestic hot water and central heating (not tested), butler sink with mixer tap and wood block surface to either side, integrated dishwasher with matching door, washing machine point, window overlooking driveway, inset induction four ring hob with oven under and extractor hood, fan and light over, range of drawer units, matching flooring, understairs storage cupboard, space for free standing fridge/freezer, ceiling spotlights and coving, underfloor heating with wall mounted controls.

FIRST FLOOR: Mezzanine landing with double glazed window overlooking garden, primary landing, ceiling coving, arched topped window overlooking garden with far reaching views.

SHOWER ROOM: 12'2" x 8'8" Built-in storage cupboard housing hot water cylinder and pump, double glazed frosted window to rear aspect, tile effect flooring, large shower cubicle with wall mounted controls, drench style hood, separate shower attachment and drying area to one end, wall mounted controls, ceiling spotlights, loft hatch, close coupled w.c., corner fireplace with cast iron inlay, chrome heated towel rail, vanity unit with wash hand basin and drawer under, mirror and lighting over.

ANNEXE BEDROOM: 14'4" x 12'6" Double glazed window to side aspect overlooking fields and woodland beyond, radiator, ceiling coving.

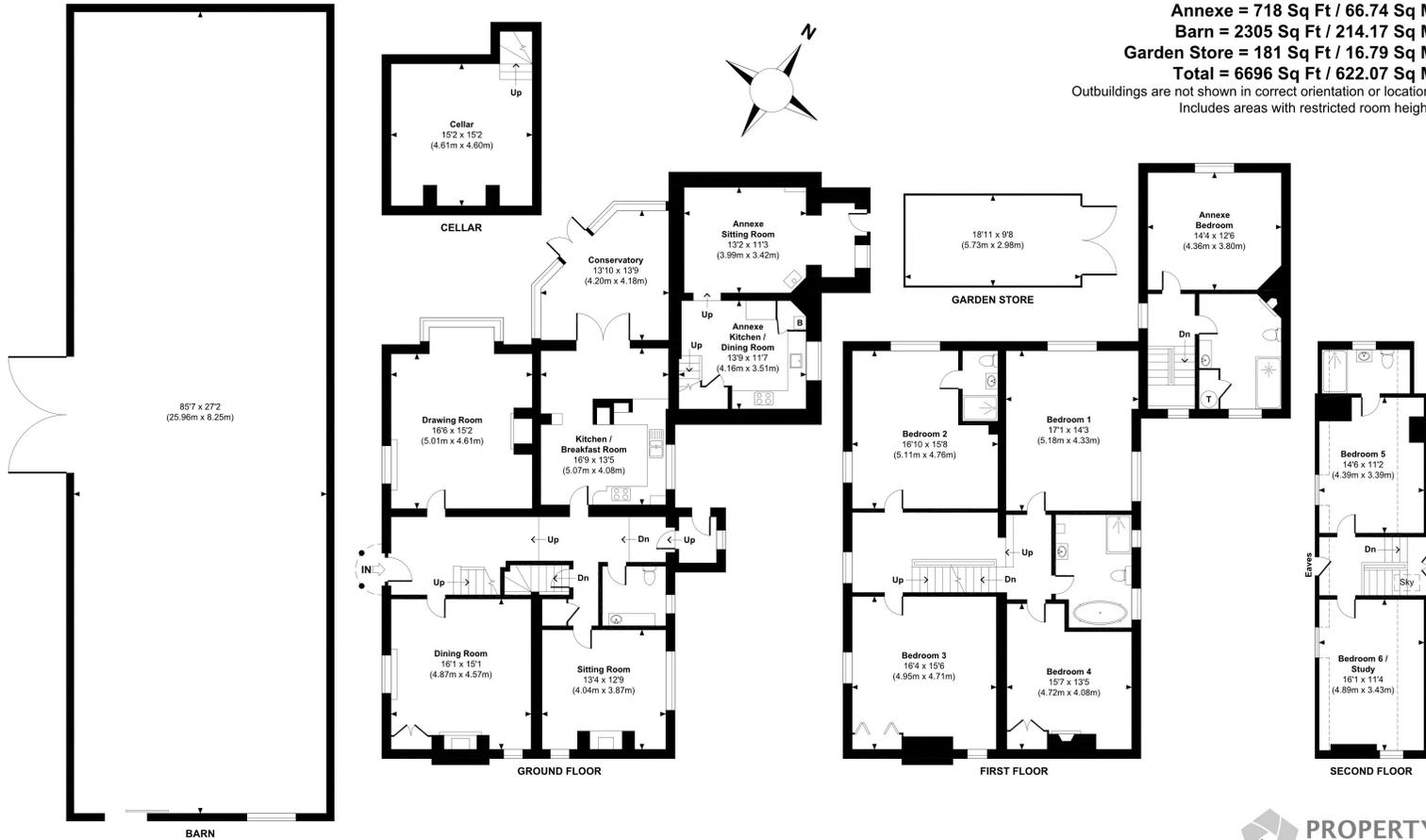
BARN: 85'7" x 27'2" From the far end of the barn is a sliding door leading to large concrete based hardstanding (formerly barns and shed) within this area is a metal garden shed (18'11 x 9'8" and concrete apron, enclosed by open fencing with brick retaining wall to the rear, lighting and power points, formerly arranged as six stables with previous usage as hen and cow sheds.

TO FIND THE PROPERTY: From the crossroads junction of West Street and Green Lane in Hambledon village head in a southerly direction along West Street, bear right at the Old Forge Tea Rooms into Cams Hill, on reaching the crossroads bear right into East Hoe Road where Hoe Cross Farm can be immediately on the right hand side.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2025 Fine & Country Ltd.





Hoe Cross Farm
 Approximate Gross Internal Area
 Main House = 3492 Sq Ft / 324.37 Sq M
 Annexe = 718 Sq Ft / 66.74 Sq M
 Barn = 2305 Sq Ft / 214.17 Sq M
 Garden Store = 181 Sq Ft / 16.79 Sq M
 Total = 6696 Sq Ft / 622.07 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with restricted room height.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Annexe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Main House

AGENTS NOTES:

Council Tax Band G -

Winchester City Council

Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](#)



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

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