

2 HOE CROSS COTTAGES

Hoe Street, Hambledon, Hampshire PO7 4RG



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Hampshire PO7 4RG

A three bedroom
semi-detached cottage
with open plan living
spaces and stunning
rural views.

Accommodation

3 double bedrooms with countryside
views | Open plan sitting room / dining
room | Kitchen / breakfast room | Utility
Room | Entrance Hall | Family bathroom
| Private Driveway Parking | Outstanding
rural views | 1094 sqft | EPC: E47

Hambledon 1 mile | Soberton 2.7 miles
| Droxford 4 miles | Waterlooville 6.5
miles | Petersfield 12 miles | Portsmouth
11 miles | Winchester 16 miles |
London Waterloo from Havant direct
in 1hr 15 minutes | Mileages and times
approximate





2 HOE CROSS COTTAGE

The property is entered via an entrance hall, leading into a welcoming sitting room with an attractive fireplace, which flows through to the dining room. French doors open onto the garden, creating a lovely connection with the outside. The kitchen/breakfast room is fitted with a range of units and provides plenty of space for everyday dining, with wonderful views over the garden and rolling countryside beyond, as well as direct access to the garden. An adjoining utility room offers a useful practical space with its own external door. Upstairs are three generous double bedrooms, each enjoying beautiful views across the surrounding countryside, together with a family bathroom.

To the side of the cottage is a large, enclosed private driveway providing ample parking, bordered by established planting and a raised flower bed. The rear garden is predominantly laid to lawn with a terrace, perfectly positioned to make the most of the sunny south-westerly aspect.



SITUATION

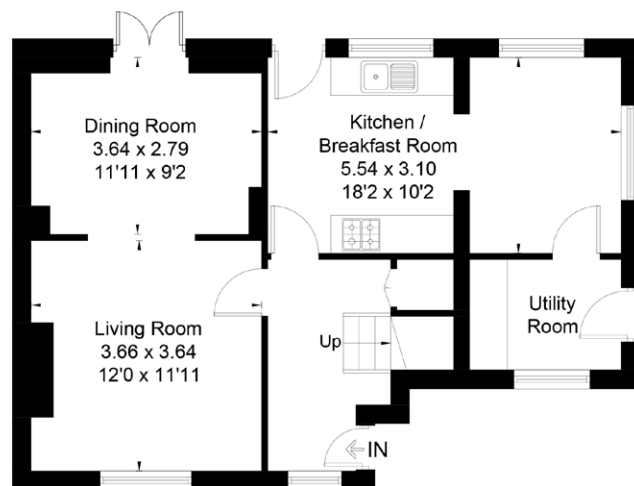
The cottage is situated approximately one mile from the picturesque village of Hambledon, in an attractive and unspoilt rural setting within the Meon Valley. Occupying an elevated position, the property enjoys far-reaching views across the surrounding countryside, all within the South Downs National Park, which offers excellent walking, riding and other outdoor recreational opportunities.



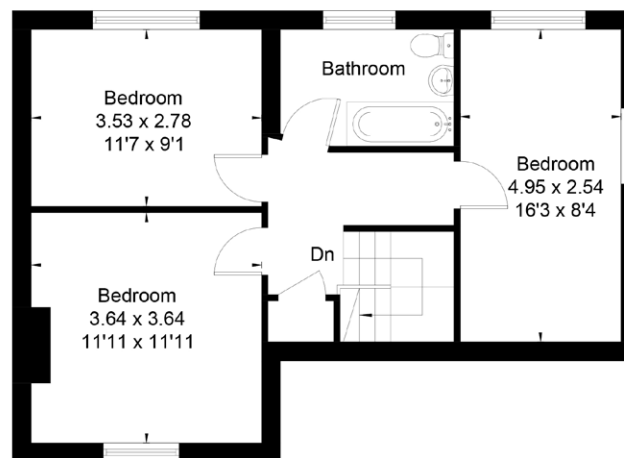
LOCATION

The nearby villages of Hambledon, Soberton and Droxford provide a good range of day-to-day amenities including shops, pubs, churches and infant schools. More comprehensive facilities can be found at Waterlooville, Portsmouth, Fareham, Wickham and Bishops Waltham, while the cathedral city of Winchester, the market town of Petersfield and the city of Southampton are all within approximately 30 minutes' drive.

Approximate Floor Area = 102 sq m / 1094 sq ft



Ground Floor



First Floor

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property

Services

Private water supply, electricity, and shared septic tank. Oil fired heating.

Broadband availability

Ultrafast available according to Ofcom

Mobile/Internet Coverage

Good outdoor coverage according to Ofcom

Tenure

Freehold with vacant possession.

Construction

Brick and render with clay tile roof

Local Authority

Winchester City Council
www.winchester.gov.uk
01962 840222

Council Tax

Band D

EPC

E 47

Postcode

PO7 4RG

Directions

Leaving Hambledon village, head west along West Street, turn left at the junction (continuing on West Street) and proceed for approximately 0.3 of a mile then turn right hand turn onto Cams Hill. Continue on Cams Hill for 0.9 of a mile and the cottage will be found on the left hand side of the lane.

Parking

Private driveway parking

What3Words

///smashes.adding.pairings

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at July 2026

IMPORTANT NOTICE

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