



Hoemoor Farm, Kiln Lane, Hambledon,
Waterlooville, Hampshire, PO7 4QJ

 FINE & COUNTRY

£1,900,000 - Freehold



Features

- An Impressive Detached Farmhouse in 1.84 Acres
- 5 Bedrooms, Two En-Suites, Shower Room & Bathroom
- 39' Open Plan Sitting Room/Solarium leading to 32' Kitchen/Breakfast Room
- 32' Kitchen/Breakfast Room

PROPERTY SUMMARY

Beyond the private gates is a sweeping gravel driveway which leads to Hoemoor Farm, an exceptional country residence set within approximately 1.84 acres of beautifully maintained gardens, paddocks and grounds. Surrounded by rolling fields and woodland, the property offers a rare combination of privacy, tranquillity and versatile

accommodation, ideal for family living, multi-generational occupation or the creation of a luxury countryside retreat. The south-facing gardens have been thoughtfully designed to maximise the peaceful setting with expansive paved terraces, lawns and mature hedging providing a secluded backdrop. A charming brick and flint detached annexe further enhances the property's appeal.

Beautifully blending sophistication with everyday comfort the principal residence centres around a spectacular 39ft open-plan living space and solarium, where seamless floor to ceiling glazing and full width sliding doors frame uninterrupted views across the gardens and surrounding countryside, effortlessly bringing the outdoors in. Adjoining this space is the impressive 32ft



kitchen/breakfast room, undoubtedly the heart of the home, featuring a substantial central island with extensive seating and space for entertaining. Twin sets of doors lead through to an inviting sitting room, rich in character with a vaulted ceiling with exposed beams and wooden flooring. The welcoming entrance hall provides access to a cloakroom and practical boot room, whilst the east wing offers exceptional flexibility with an inner hallway and secondary staircase, laundry room, study, shower room, utility room and a generously proportioned family room. The first floor is equally versatile in its layout. The east wing comprises three bedrooms served by a family bathroom, while the west wing hosts an excellent guest suite with en-suite shower room and the impressive principal suite, complete with a spacious dressing room and luxurious en-suite bathroom. The configuration of the accommodation allows different sections of the house to be used independently if required, making it particularly well suited to larger families.

The picturesque brick and flint annexe is full of charm and character, featuring exposed beams, wooden flooring, a comprehensive fitted kitchen and a cosy living room with log-burning stove. A spiral staircase rises to the impressive 26ft bedroom, creating a wonderful self-contained living space for guests, extended family or potential holiday accommodation.



OUTSIDE

Completing this outstanding country home is a stable block with stabling, paddocks and an outdoor ménage, making Hoemoor Farm an exceptional opportunity for equestrian enthusiasts seeking a lifestyle property in a truly idyllic rural setting.

LOCATION

Hoemoor Farm is located in the open countryside between Hambledon village and the old historic market town of Wickham with its array of independent shops and public houses. The major south coast cities such as Winchester, Portsmouth and Chichester and highly regarded schools are all accessible from the M27. The picturesque South Downs National Park famous for bridleways, cycling routes and walking is on the doorstep of this impressive country home.

The property is exceptionally well placed for access to the South Coast's principal centres, including Winchester, Portsmouth and Chichester, whilst the nearby M27 provides convenient connections for commuting and travel further afield. A range of highly regarded state and independent schools are also within easy reach.

For those who enjoy outdoor pursuits, the stunning South Downs National Park lies virtually on the doorstep, offering miles of picturesque bridleways, cycling routes and walking trails through some of Hampshire's most beautiful countryside. Combining rural tranquillity with excellent accessibility, Hoemoor Farm presents a rare opportunity to enjoy an idyllic country lifestyle without compromise.

AGENTS NOTES

Council Tax Band H – Winchester City Council Main House – Annexe TBC

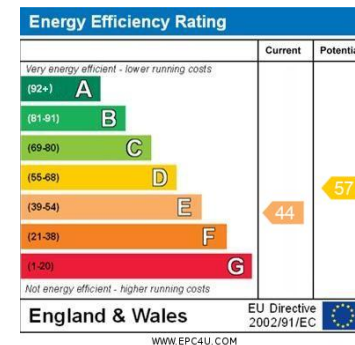
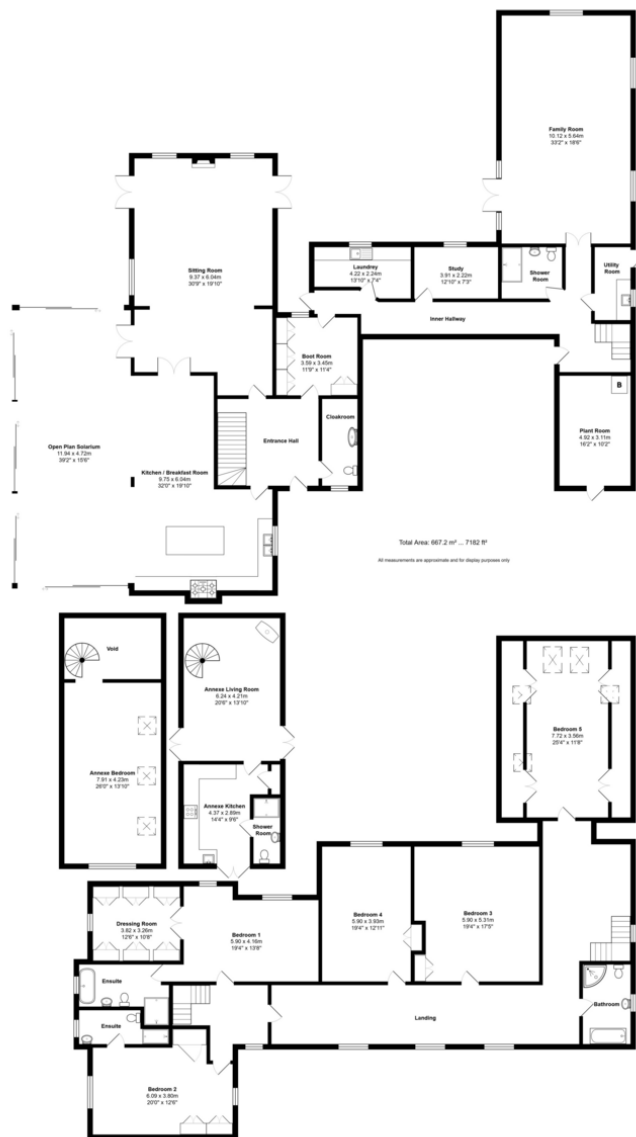
EPC Rating - The Farm E44 / Annex G1

Broadband – ADSL/FTTC/FTTP Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 277 E: drayton@fineandcountry.com

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