





This charming Victorian semi-detached cottage is situated in the idyllic village of Hambledon, nestled between Petersfield & Winchester. The property is deceptively spacious and has very recently been re-decorated and re-carpeted and is available with no onward chain!

Hambledon is well known for its picturesque countryside within National parks, historic buildings, and strong community feel and famous for its 18th-century cricket club and country pubs.

The property comprises front door to entrance hall way leading to vestibule.

Large sitting room with new flooring, large bay window, wood burning stove. There is a trap door giving access to a large basement room.

Dining/family with stripped pine floor, stairs leading to first floor, large cupboard.

Lovely kitchen with vaulted ceiling and inset skylights, electric hob and integrated oven, range of floor and wall units.

Rear lobby, oil fired boiler for central heating and hot water, WC with wash hand basin, door to small courtyard giving access to the front of the property.

On the first floor, there is a large principal bedroom to the front with an ensuite shower room. The second bedroom is also a good double, to the rear of the house, with a double built-in wardrobe.



Off the first floor landing is a further bathroom with a spa bath with shower over.

Externally, there is a small courtyard garden off the rear lobby with gate leading to the pavement. Bunded oil tank.

There is a gravel driveway leading to the rear of the property with a brick-built garage with open and over door. Additional space behind the garage that could be developed into a private patio garden or used as a large parking space.

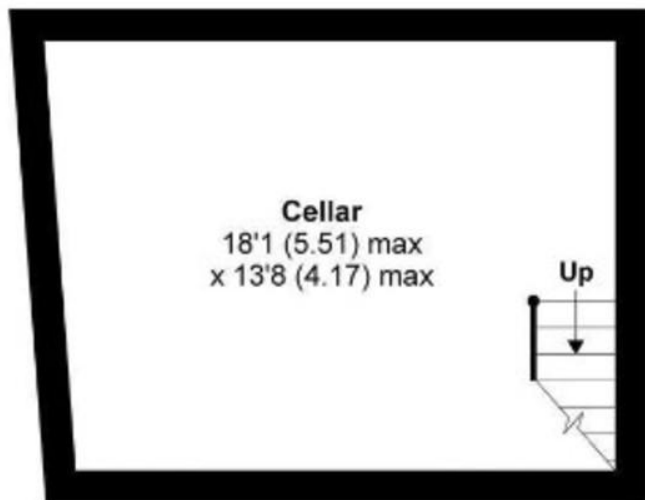
Double glazed, gas central heating, mains electric, water and sewage.

Council Tax band E £2751. No onward chain!

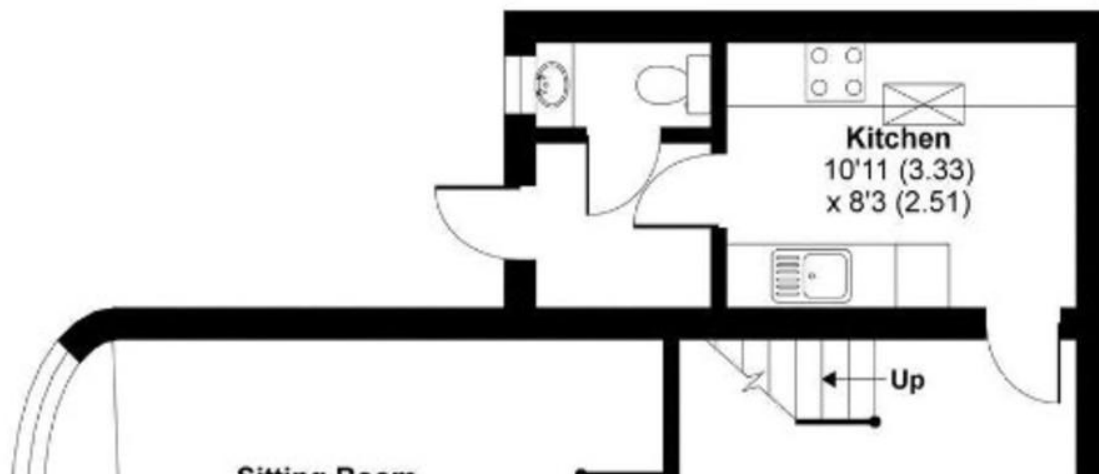
Viewing through the Vendors Sole Agents, Jacobs & Hunt, Petersfield.

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LOWER GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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