





Guide price £1,500,000

Copse Cottage Broad Lane

Hambledon, PO7 4QS

- INDIVIDUAL DETACHED FAMILY HOME ON 0.85 ACRE PLOT
- OVER 3,000 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION
- TUCKED AWAY SEMI-RURAL DENMEAD/HAMBLEDON LOCATION
- FOUR BEDROOMS & THREE BATHROOMS
- STUNNING OPEN PLAN KITCHEN/DINING ROOM
- LARGE IN-AND-OUT DRIVEWAY & DOUBLE GARAGE
- MATURE GARDENS BACKING ONTO WOODLAND
- SCOPE FOR ANNEXE/GARAGE EXTENSION (STPP)

Tucked away within an idyllic and leafy setting on the highly regarded Denmead/Hambledon borders, this beautifully presented individual detached family residence occupies a stunning plot approaching 0.85 of an acre, offering an exceptional blend of privacy, versatility and refined semi-rural living.



Approached via an impressive sweeping in-and-out gravel driveway, the property immediately creates a sense of arrival, framed by mature trees, established planting and generous frontage leading to the double garage. Beyond the attractive façade, the home unfolds into over 3,000 sq ft of thoughtfully arranged accommodation, perfectly suited to modern family life whilst retaining an elegant and welcoming feel throughout.

The ground floor offers an excellent balance of formal and informal living space, centred around a superb open plan kitchen/dining room which acts as the heart of the home. Beautifully appointed with an extensive range of cabinetry, central island and ample dining space, this sociable room is ideal for both everyday living and entertaining, with attractive views over the gardens and direct access outside. Complementing this space are a selection of versatile reception rooms, including an elegant drawing room with feature fireplace and garden outlook, together with an additional sitting room providing flexibility for family living, home working or playroom requirements.

Upstairs, the property continues to impress with four well-proportioned bedrooms and three bathrooms. The principal bedroom suite is particularly striking, featuring vaulted ceilings with exposed beams, fitted storage and a luxurious sense of space and character. A dressing room and well-appointed en suite further enhance the feeling of a private retreat. The remaining bedrooms are generously sized and perfectly suited for family and guests alike.

Externally, the grounds are a defining feature of the home. The beautifully maintained formal gardens wrap around the property, predominantly laid to lawn with mature borders, established trees and a wonderful patio entertaining area ideal for summer dining and social occasions. The rear boundary enjoys a peaceful woodland backdrop, creating a wonderfully secluded atmosphere rarely found. The substantial plot also provides excellent scope and potential for further enhancement, including the possibility of converting the existing double garage into an annexe or ancillary accommodation, as well as the potential to add additional garaging to the front or side, all subject to the necessary planning consents.

Positioned within easy reach of the picturesque Meon Valley and the South Downs National Park, the property enjoys the perfect balance of countryside living and convenience. The surrounding area offers an abundance of scenic walks, riding routes and charming village amenities, whilst remaining accessible for commuters travelling towards Portsmouth, Petersfield and Winchester.

This is a rare opportunity to acquire a substantial and beautifully presented family home in one of the area's most desirable semi-rural locations.





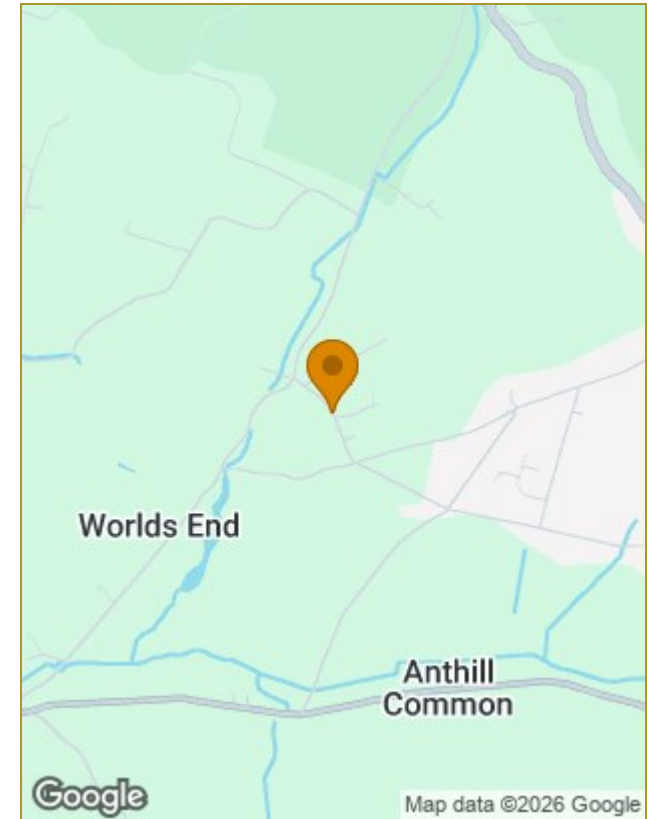
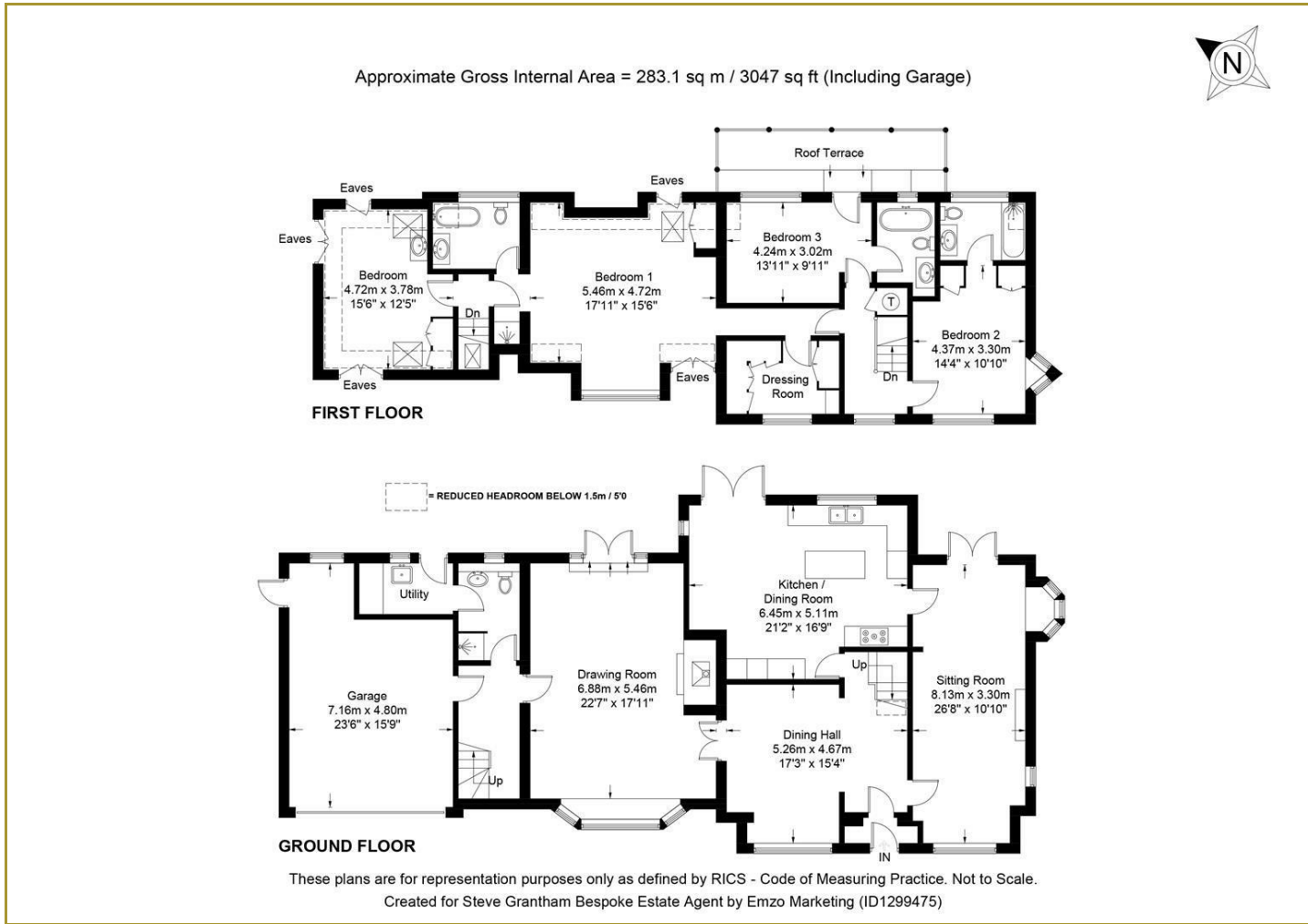


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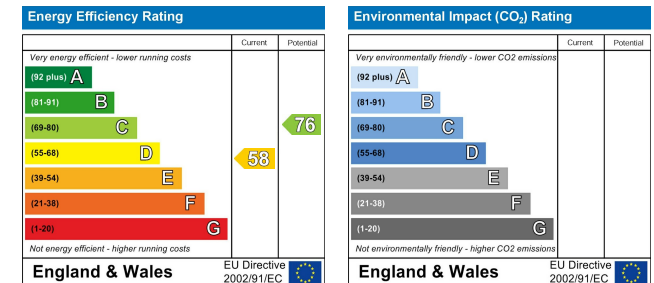
DAD
LOVES
3
1. BEING HOME
2. HIS CAR
3. HIS CATS
4. HIS GARDEN
5. HIS GOLF
6. HIS GOLF BAG
7. HIS GOLF BALLS
8. HIS GOLF CLUBS
9. HIS GOLF SHOES
10. HIS GOLF BAGS

Floor Plans

Location Map



Energy Performance Graph



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