



WEST STREET

Hambledon, Waterlooville, Hampshire, PO7 4RW

Carter Jonas

WEST STREET, HAMBLEDON, WATERLOOVILLE, HAMPSHIRE, PO7 4RW

- Five bedrooms
- Two reception rooms
- Ensuite to principal bedroom
- Under floor heating
- Woodburner
- Garden room
- Double garage with electric
- Air source heat pump
- Village location
- No onward chain

DESCRIPTION

An entrance hallway leads into a combined reception area arranged for both seating and dining, enhanced by exposed beams and a fireplace that reflects the property's heritage. The ground floor also includes a traditionally styled kitchen, fitted with an oven, hob, fridge, freezer and dishwasher. The first floor accommodates three bedrooms alongside a family bathroom, with the main bedroom benefiting from a private en suite and adjoining dressing area. Two further bedrooms are located on the top floor, one offering integrated storage.

OUTSIDE

To the rear, the property enjoys a private garden that provides a pleasant outdoor retreat, alongside a garden room offering flexible use as a home office, studio or additional storage. There is also a double car port and garage, suitable for secure parking or further storage needs.

SET WITHIN THE HEART OF THE WELL REGARDED VILLAGE OF HAMBLEDON, THIS CHARACTERFUL FIVE BEDROOM COTTAGE IS A FORMER PUBLIC HOUSE



LOCATION

Hambledon is a beautiful village in South Hampshire. It has a collection of attractive period cottages and houses that run along a central high street as well as a variety of amenities including Lotts General Stores and Tea Rooms, the Peoples Market and two pubs. Ideally located for local schooling, with a selection of nearby 'Good' Ofsted-rated schools and access to Outstanding options nearby.

The area, which is situated within the South Downs National Park offers an abundance of footpaths and bridleways including the South Downs Way, Wayfarers Walk and Monarchs Way. There are main line railway stations at Petersfield, Botley, Porchester and Winchester.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage. Air source heat pump and underfloor heating.

Local Authority: Winchester City Council

Council Tax: Band D

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

What3words: ears.stream.covertly

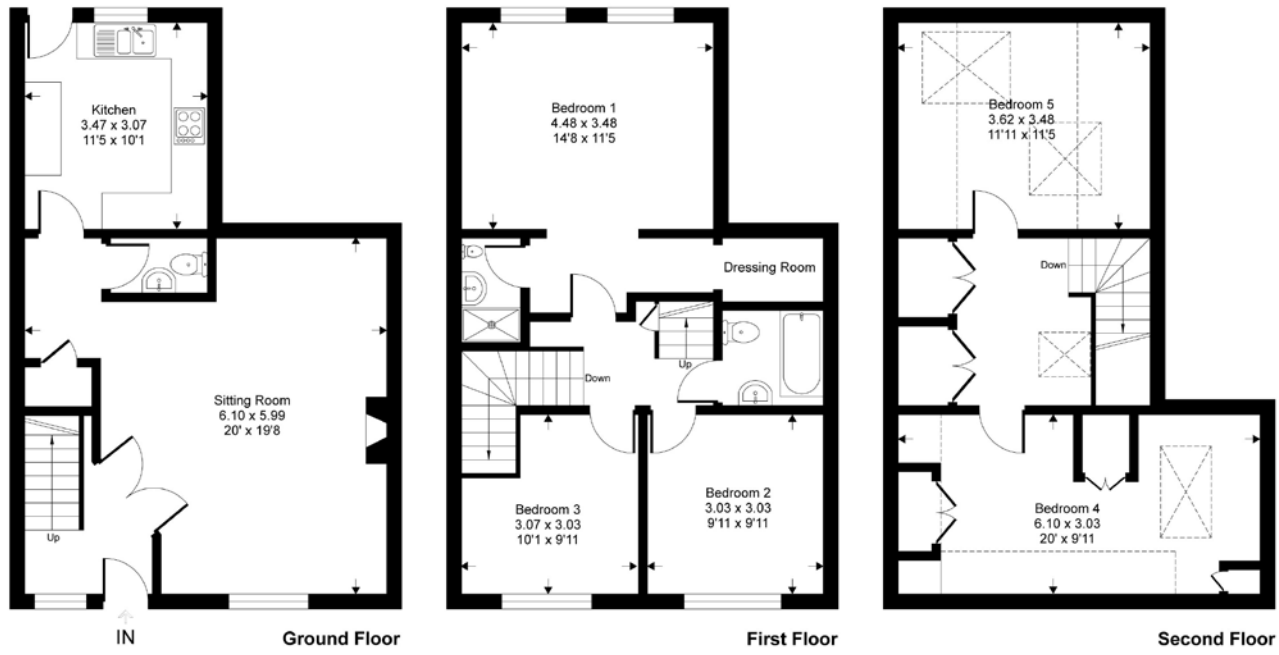
Viewings: Strictly by appointment through the agent, Carter Jonas. 01962 842742



⊞ Reduced headroom

West Street, PO7

Approximate Gross Internal Area = 133.4 sq m / 1436 sq ft
(excludes restricted head height)



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Produced for Carter Jonas

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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