



CHURCH LANE

Hambledon, Waterlooville, Hampshire, PO7 4RT

Carter Jonas

CHURCH LANE, HAMBLEDON, WATERLOOVILLE, HAMPSHIRE, PO7 4RT

- Two double bedrooms
- Two reception rooms
- Family bathroom
- Kitchen with solid wood worktops
- No onward chain
- EPC Rating D

DESCRIPTION

The property is well presented throughout and offers well-proportioned and thoughtfully arranged accommodation. The entrance hall leads through to the principal living spaces, including a charming sitting room featuring a bay window and a characterful fireplace with wood-burning stove. To the rear, a separate dining room connects seamlessly to a well-appointed kitchen, fitted with a range of modern cabinetry, solid wood worktops and integrated appliances. There is also a ground floor cloakroom and useful storage.

Upstairs, there are two double bedrooms, both benefiting from built-in storage. A contemporary family bathroom serves the first floor and has been tastefully updated in recent years.

OUTSIDE

To the front, a shingled driveway provides off-road parking and features a paved patio area ideal for outdoor seating and dining. A brick-built storage shed with power and lighting offers excellent additional storage.

AN ATTRACTIVE AND BEAUTIFULLY MAINTAINED TWO-BEDROOM SEMI-DETACHED COTTAGE IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF HAMBLEDON



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.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage. Storage heaters and wood burner

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

Local Authority: Winchester City Council

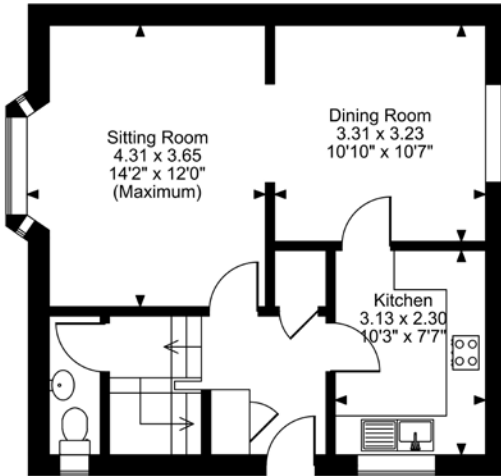
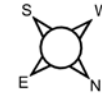
Council Tax: Band D

What3words: streetcar.fortified.lavished

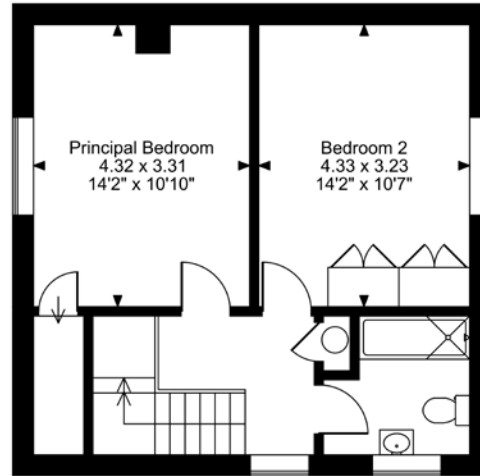
Viewings: Strictly by appointment with Carter Jonas, 01962 842742.



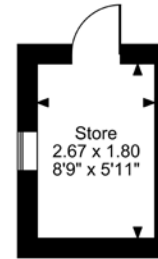
Acorn Cottage, Church Lane, Hambledon, Waterlooville
Approximate Gross Internal Area
Main House = 926 sq ft / 86 sq m
Store = 52 sq ft / 5 sq m
Total = 978 sq ft / 91 sq m



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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