



EAST STREET

Hambledon, Hampshire, PO7 4RX

Carter Jonas

EAST STREET, HAMBLEDON, HAMPSHIRE, PO7

- Period cottage • Sought-after Hambledon village location • Three bedrooms • Sitting room • Kitchen • Dining room • Utility room • Garden Store • Log Store • Delightful cottage garden • Located within the South Downs National Park

DESCRIPTION

The ground floor is full of character and period charm, featuring a cosy sitting room centred around an impressive inglenook fireplace with a wood burning stove and exposed timber beam. A separate dining room provides an ideal space for entertaining, while the cottage-style kitchen is fitted with traditional shaker units, tiled work surfaces and enjoys views over the garden. A useful utility room completes the accommodation and offers direct access to the outside.

To the first floor, there are two bedrooms and a family bathroom. The second floor features an additional double bedroom, creating flexible accommodation suitable for families, guests or those working from home.

OUTSIDE

The rear garden is a particular feature of the property, being primarily laid to lawn and bordered by established flower beds filled with colourful wildflowers and mature planting. A charming brick-built log store provides practical storage, while a substantial garden shed is positioned at the far end of the garden, offering additional storage or workshop potential.

A DELIGHTFUL PERIOD COTTAGE SITUATED IN THE HEART OF THE HIGHLY SOUGHT-AFTER VILLAGE OF HAMBLEDON, OFFERING CHARACTERFUL ACCOMMODATION ARRANGED OVER THREE FLOORS TOGETHER WITH A USEFUL DETACHED GARDEN STORE AND ATTRACTIVE COTTAGE GARDENS.



LOCATION

The cottage occupies an enviable position within the heart of Hambledon, one of Hampshire's most sought-after villages. Renowned for its picturesque surroundings, thriving community and access to the South Downs National Park, the village offers a well-regarded primary school, village shop, public house, church and numerous countryside walking routes. Hambledon Primary School is located within the village, while secondary education is available at The Petersfield School, Churchers College and Ditcham Park.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage. Electric radiators and wood burner.

Local Authority: Winchester City Council

Council Tax: Band E

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

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

What3words: started.artichoke.broker



Rosemary Cottage, East Street, Hambledon, Waterlooville

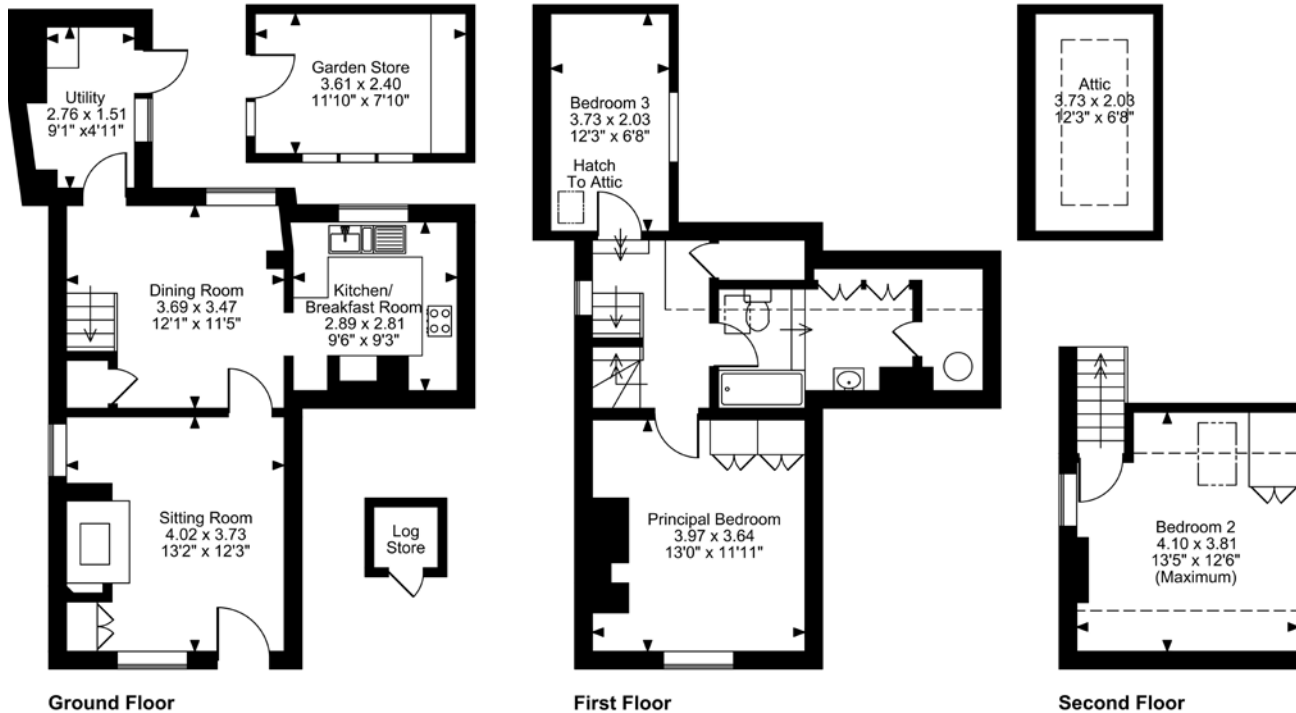
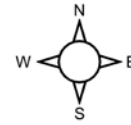
Approximate Gross Internal Area

Main House = 986 sq ft / 92 sq m

Garden Store = 93 sq ft / 9 sq m

Total = 1,079 sq ft / 101 sq m

Quoted Area Excludes 'External Log Store'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	31 F	
1-20	G		

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