



BETHEL

East Street, Hambledon, Hampshire, PO7 4RY

Carter Jonas

BETHEL, EAST STREET, HAMBLEDON, HAMPSHIRE, PO7 4RY

- Sitting room • Family room/ study • Kitchen • Dining room • 3 Bedrooms • 2 Bathrooms • Cloakroom • Utility room • Delightful gardens • Driveway and garage
- Elevated position with views across surrounding countryside • No onward chain • EPC rating D

DESCRIPTION

This recently redecorated detached home is ideally located on the edge of the sought-after village of Hambledon and enjoys a raised position. The accommodation is well presented and comprises an entrance hall which provides access to the principal rooms. The dining room is open plan onto the kitchen and sitting room and enjoys an aspect through a bay window into the front garden. The adjoining sitting room has an exposed brick chimney breast with log burner, built in cupboards and a window to the rear. The kitchen is well equipped with a range of base and eye level units, and integrated appliances including stainless steel oven. The kitchen area is linked to the family room/ study which is an adaptable area with various potential uses, and French doors onto the front patio. The utility room gives access onto the rear garden. The property has 3 bedrooms, one of which has an en suite shower room, a further family bathroom and a guest w/c.

OUTSIDE

Externally, the gardens are mainly laid to lawn with a recently re-laid patio area which provides an ideal space for al fresco entertaining with a fabulous vista across the valley towards the hangers. A gravel driveway has room for several cars, and a timber detached garage could be used as a workshop or storage area. The property backs on to Hambledon Vineyard with access to the rear onto a footpath which links up with an excellent network of countryside walks.

WELL LOCATED CONTEMPORARY HOME WITH FABULOUS VIEWS ACROSS HAMBLEDON VALLEY



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, a public house and the renowned Hambledon Vineyard.

The area, which forms part of the South Downs National Park, has always been an Area of Outstanding Natural Beauty and 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 and Winchester.

The property is conveniently located for a number of excellent primary and secondary schools including Bedales, Churcher's College, St Swithun's School and Winchester College.

ADDITIONAL INFORMATION

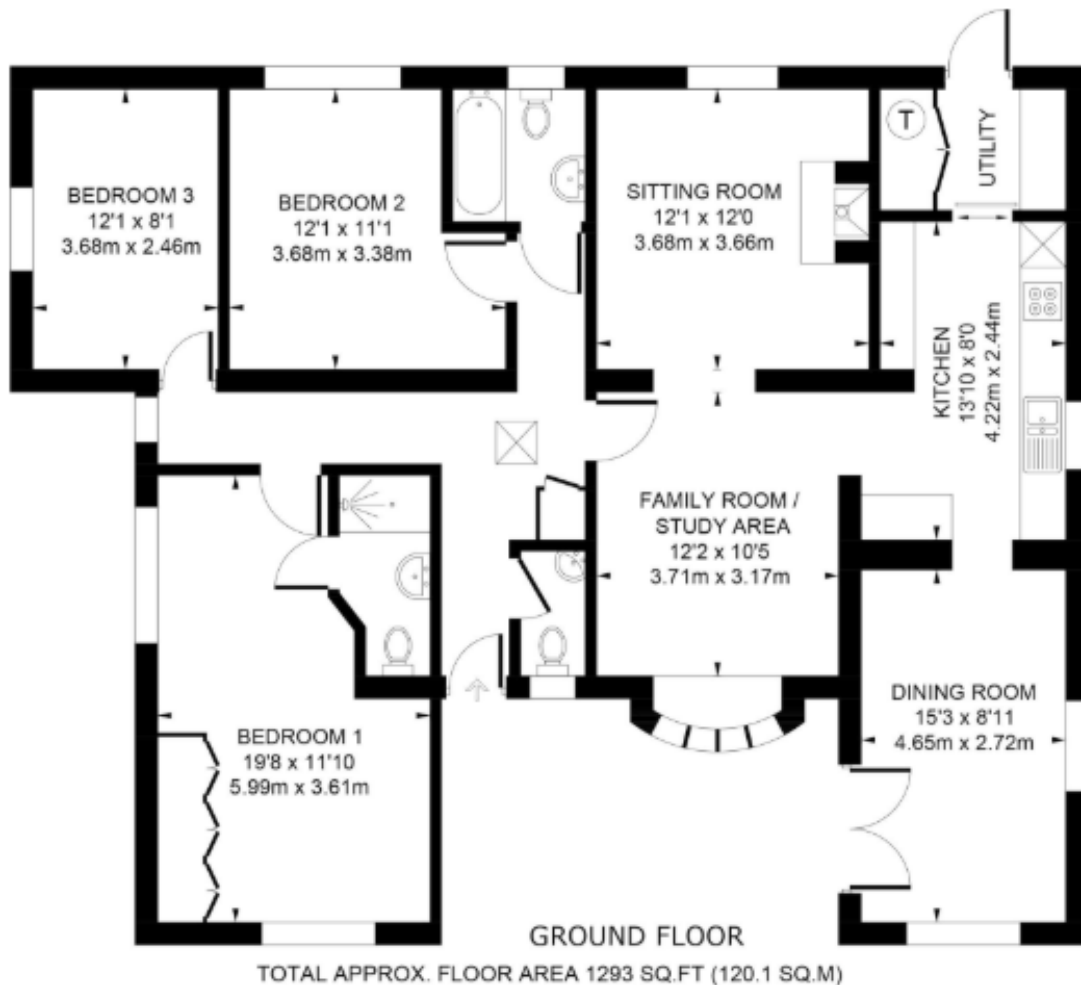
Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating. Fibre to the Cabinet (FTTC) Broadband. For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council.

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





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

The graph shows this property's current and potential energy rating.

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