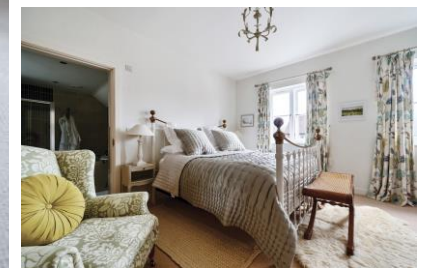




The Maltings, Hambledon, Waterlooville, Hampshire, PO7 4AE

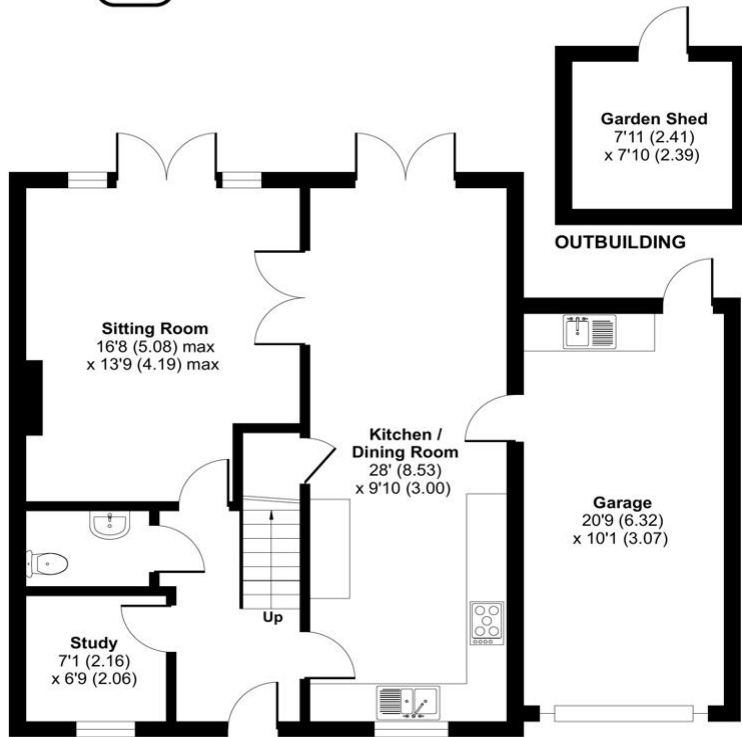


ACCOMMODATION

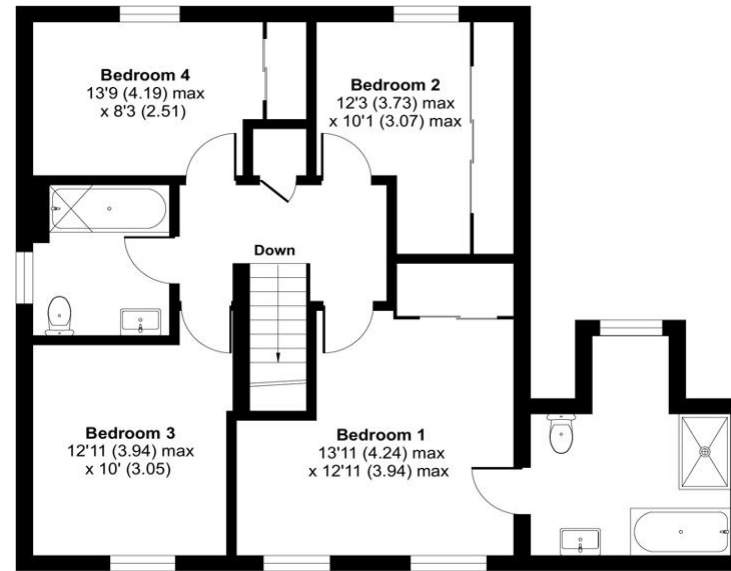
An immaculately presented four-bedroom, two bathroom detached home complete with a garage and driveway, tucked away in the quintessentially English village of Hambledon, backing onto countryside. This modern property was built by reputable local developer Bargate Homes, and in addition to being a light and airy plot, it was also fitted with a number of extras. Upon entering the property, you are greeted by a particularly roomy entrance hall giving a wonderful feeling of space. From here doors lead to the open plan kitchen/dining room, opening up the ground floor for entertaining. The kitchen is fitted with contemporary units and the dining area has French doors that lead out onto the private garden. There is also a good size sitting room on the ground floor, a flexible study space and a cloakroom. The first floor comprises four well-proportioned bedrooms, with a smart en-suite to the principal bedroom, and a further modern family bathroom serving the remaining bedrooms. Outside, at the front is a neat driveway leading to the attached garage, which has a utility area. The rear garden is nicely landscaped with an extensive patio area for al fresco dining and entertaining, and a large lawn which is bordered by brick walling and timber fencing. The rear of the home overlooks local countryside and paddock area and the centre of Hambledon is only moments away.



Approximate Area = 1457 sq ft / 135.3 sq m
 Garage = 208 sq ft / 19.3 sq m
 Outbuilding = 63 sq ft / 5.8 sq m
 Total = 1728 sq ft / 160.5 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1101774



SITUATION

Hambledon is an historic and picturesque village about 9 miles north east of Fareham and 15 miles north of Portsmouth. The A3 is within 6.5 miles providing links to Portsmouth and London. There are frequent train services to London Waterloo from Petersfield (11 miles). The Meon Valley is one of the UK's most beautiful rural areas and Hambledon also falls within the South Downs National Park.



SPECIFICATION

- Spacious modern detached home
- Quintessentially English village of Hambledon
- Four bedrooms
- Contemporary open plan kitchen/dining room
- Separate living room & study
- Two bathrooms
- Garage with utility area
- Backing onto countryside

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE

Asking Price £800,000

TENURE

Freehold

Annual Estate Management Charge: TBC

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.