



**HOLLYBANK**

West Street, Hambledon, Hampshire, PO7 4RW

**Carter Jonas**



## HOLLYBANK, WEST STREET, HAMBLEDON, HAMPSHIRE, PO7 4RW

- Family home with fabulous views
- 4 bedrooms
- 2 bathrooms
- Sitting room
- Family room
- Study
- Kitchen / breakfast room
- Workshop
- Double garage

### DESCRIPTION

Hollybank is an exceptional village property, offering over 2,500 sq ft of accommodation. The ground floor accommodation is accessed via a generous front porch which leads onto the main hall. Reception rooms include a triple aspect sitting room with fireplace, a family room with fireplace and window to the rear, and a study with bay window to the front. The kitchen / breakfast room, with oil fired Rayburn stove, has a range of base and eye level units and ample space for a dining table. A rear lobby area contains a larder, downstairs w/c and access to a potting shed. First floor accommodation comprises 4 bedrooms and two bathrooms. In addition to all of the above, a spacious workshop is accessed via a door from the sitting room, and in turn provides access to a double garage.

### OUTSIDE

Externally, the gardens are a particular feature of the property, having been meticulously cared for over the years. A wide expanse of lawn is bordered by a range of mature shrubs and trees, with ample space for a kitchen garden. The views from the rear garden are quite spectacular, with

## FABULOUS HOME WITH STUNNING VIEWS IN THE HEART OF THE EVER-POPULAR VILLAGE OF HAMBLEDON





an uninterrupted vista of (and direct access to) Speltham Down, a natural unspoiled chalk downland strewn with wild flowers. To the front of the property the views are also charming, with an aspect across paddocks to the centre of the village. The property also has ownership of a strip of orchard adjoining the driveway.

#### 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 2 pubs.

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.

Hollybank 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. There is shared access to the property.

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

**Local Authority:** Winchester City Council. Council Tax Band: E.

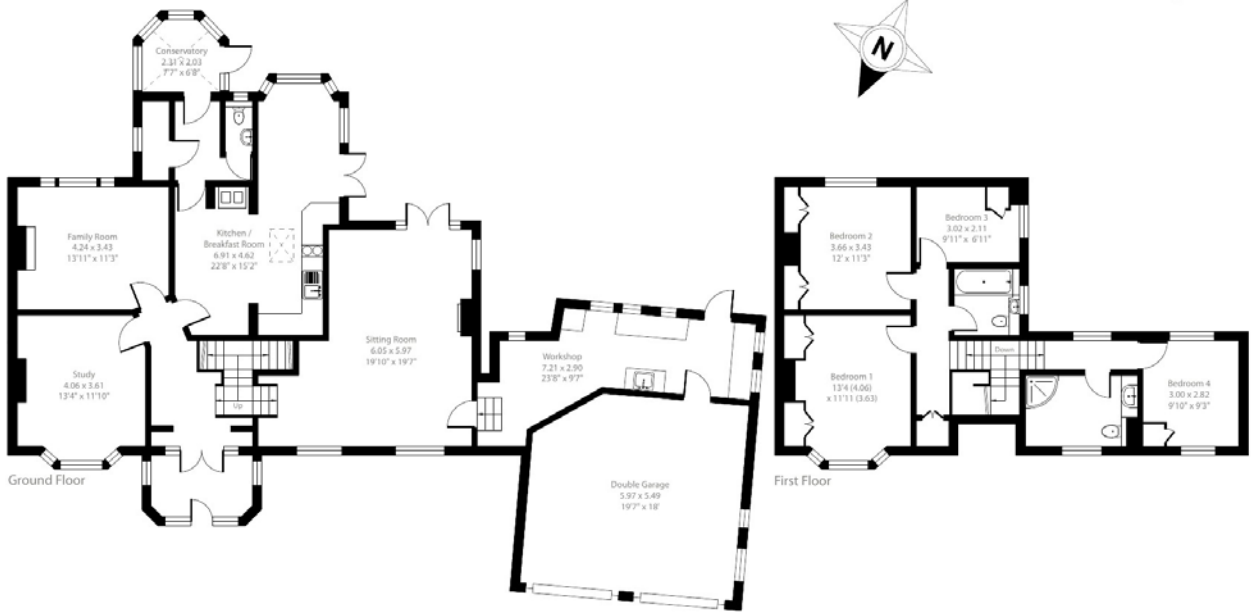
**Viewing:** Strictly by appointment through Carter Jonas.





West Street, Hambledon, Waterlooville, PO7

Approximate Area = 2106 sq ft / 195.6 sq m  
Garage = 341 sq ft / 31.6 sq m  
Total = 2447 sq ft / 227.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Carter Jonas. REF: 1121272



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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