

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

HAMBLEDON **THE GATE HOUSE, CHURCH LANE PO7 4RT**



In the heart of this Historic Village and occupying an elevated position with views across the valley, this detached 4 bedroom house with walled garden, swimming pool, vine pergola, garage, driveway parking, secluded mature garden, flag pole and cellar seems to have it all.

PRICE GUIDE: £950,000

Offers Invited. Freehold for Sale.

No Chain.



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LOCATION: See **Location Plan**. Hambledon Village is located approx. 3 miles off the A32 at Droxford and within 5 miles of the A3 at Clanfield.

DIRECTIONS: At Hambledon turn off the B2150 Droxford/Denmead road into East Street which passes through the heart of the Village. After approx. 400m at the Village Store turn left into the High Street which leads up to St Paul's Church. At the top of the short High Street turn right into Church Lane. Proceed only for approx. 75m and The Gate House is on the right hand side as the Lane bends to the left.

APPROXIMATE DISTANCES:

Fareham 9 miles Portsmouth 13 miles Winchester 15 miles
Southampton International Airport 20 miles Southampton City Centre 23 miles

HAMBLEDON VILLAGE: Surrounded by open countryside and within South Downs National Park, Hambledon is an Historic Village with a Public House, Village Stores, Church, Village School (infant and junior) and all within walking distance of The Gate House.

DESCRIPTION: Formerly a pair of cottages combined and then extended over the years The Gate House today provides a home focussed upon the mature rear garden and which occupies approx. 0.22 acres in all as shaded green on the **Site Plan**. Detached and with 4 bedrooms the house occupies an exceptional position within Hambledon. Single storey rear extension providing Kitchen and Breakfast Room following Planning Consent 1997.

ACCOMMODATION: See **Floor Plan**. The Kitchen provides Oil Fired Aga with additional electric Aga Oven and Hob. Open fires in the Hallway, Dining Room and Sitting Room. The Cellar (approx. 3.35m x 3.35m x 1.65m high) is accessed from the Kitchen.

The Property also includes a swimming pool (9m x 4.5m), vine pergola, garage (5.0m x 5.0m) and driveway off Church Lane providing parking for 3 or 4 cars.

SERVICES: Mains electricity. Mains water. Mains drainage. Telephone. Oil fired central heating.

COUNCIL TAX BAND: Band F. The annual charge for the 2016/17 year is £2,219.75.

RESTRICTIVE COVENANT: The Property is affected by a Restrictive Covenant in relation to any structure or building works and the use of the Property. The Covenant benefits neighbouring residential properties to the north. Please ask Messrs Giles Wheeler-Bennett for more details.

DESIGNATIONS: The Property is not Listed. Hambledon Village is a Conservation Area, contact the Local Authority for more details.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk.

SOUTH DOWNS NATIONAL PARK: The Property is set within South Downs National Park as outlined in yellow on the **Location Plan**. South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk.

VIEWING:

Viewing **Strictly by Prior Appointment Only** and to be accompanied by a representative of Giles Wheeler-Bennett. Please call Dominic Plumptre 07780 000201 to arrange an appointment.



Energy Efficiency Rating

Very energy efficient - lower running costs



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

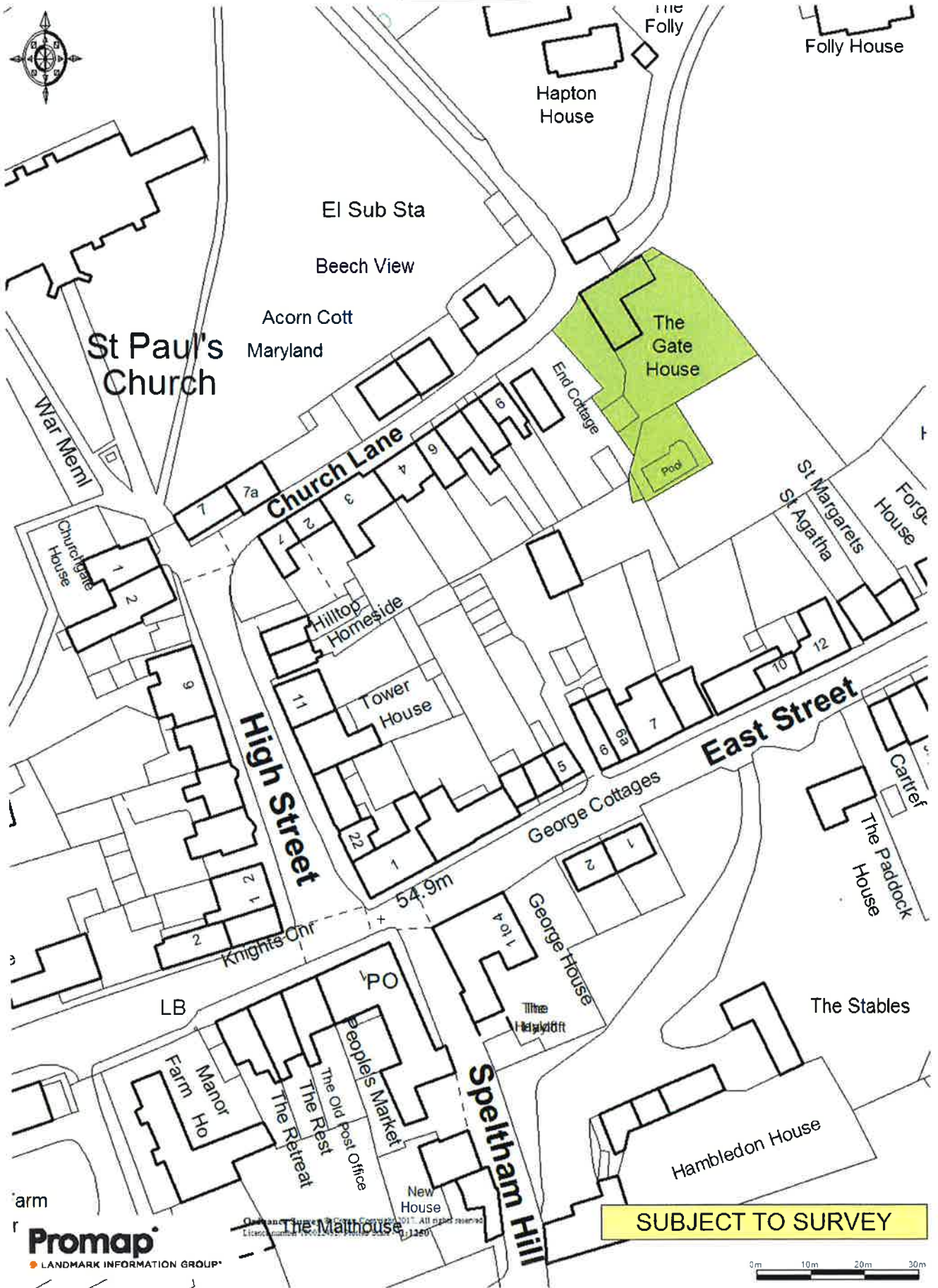
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

MAY 2017

Site Plan



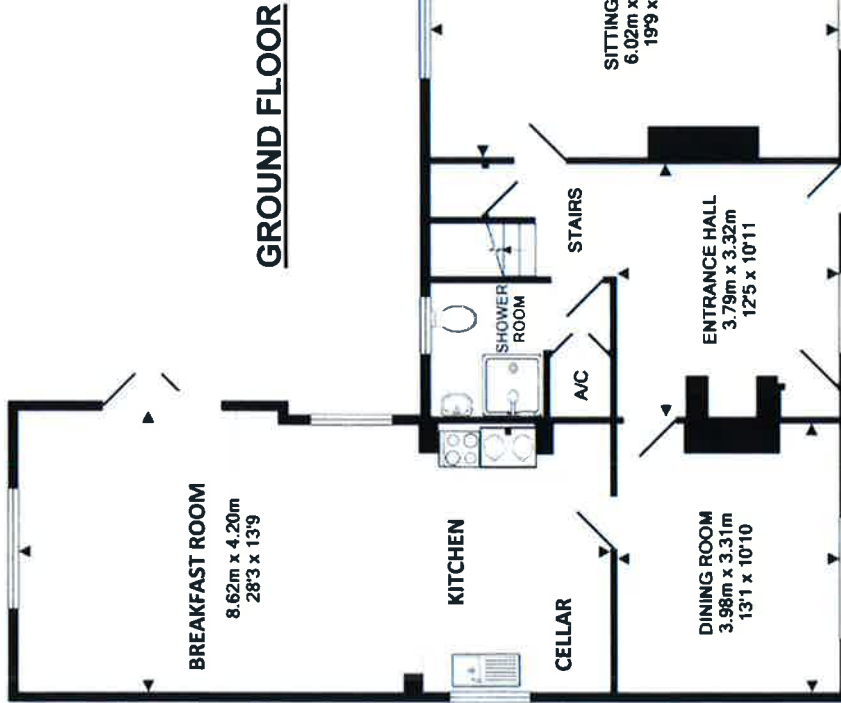
Promap
LANDMARK INFORMATION GROUP



For Further Information Contact :
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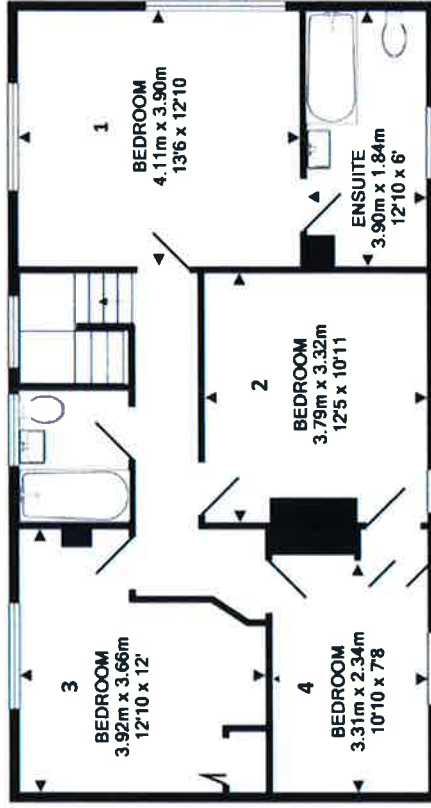


Floor Plan



GROUND FLOOR
APPROX FLOOR
AREA 92.9 SQ.M.
(999 SQ.FT.)

FIRST FLOOR

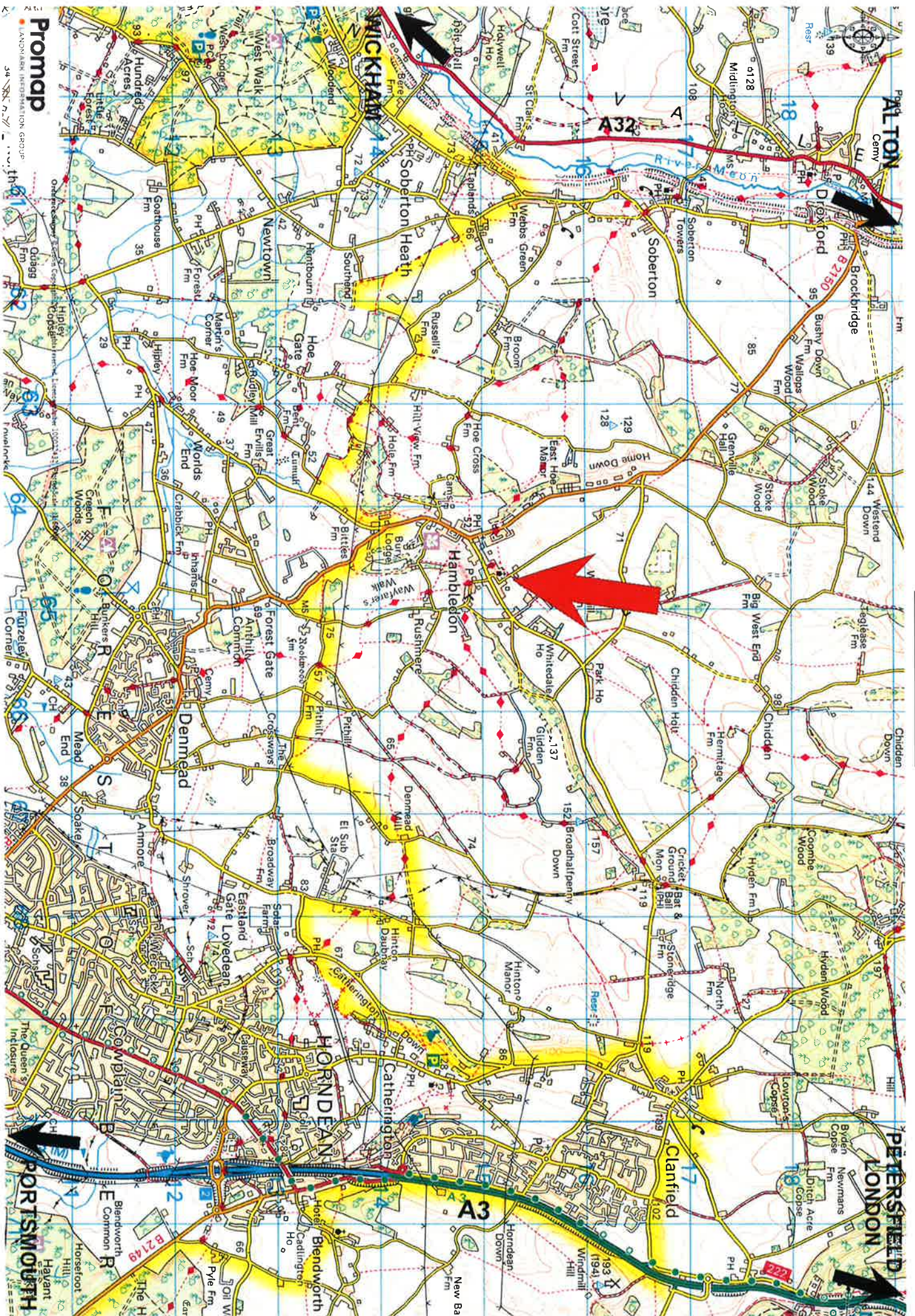


1ST FLOOR
APPROX FLOOR
AREA 67.5 SQ.M.
(726 SQ.FT.)

TOTAL APPROX. FLOOR AREA 160.3 SQ.M. (1726 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operation can be given.
Made with Metropix 62017

Location Plan



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE