

PARK HOUSE

EAST STREET • HAMBLETON • PO7 4SB





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Beautifully presented country residence combining spacious living with elegant design in the heart of the Hampshire countryside

Main House

7 bedrooms | 2 En Suite Bathrooms | 2 Family Bathrooms | Shower Room | 4 Attic Rooms | Hall | Drawing Room | Sitting Room
Dining Room | Study | Kitchen/Breakfast Room with Larder | Cloakroom | WC
Basement with Laundry, Drying Room, Plant Room, Wine Cellar and Storage Area - Grade II* Listed

Park Cottage

3 bed converted barn with 2 Bathrooms (1 En Suite) | Vaulted Sitting Room | Kitchen/Breakfast Room | Utility Room
Cloakroom & WC | Garden and Parking

Outside

Barn with WC, Utility Area and Mezzanine | Granary - both Grade II* listed | Quadruple Car Port Garage and Greenhouse
Walled Garden

In all about 2.5 acres (1.04 ha)

Petersfield 9 miles | Winchester 15 miles | Portsmouth 17 miles | Guildford 35 miles | London 73 miles | A3 4.6 miles
(Mileages are approximate)

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LOCATION

Located on the edge of Hambledon village which offers a strong village community with a primary school, shop, pub, village hall and renowned tea-room.

For a more comprehensive range of shopping, sport and leisure facilities Petersfield is about nine miles away and also offers a mainline station to London Waterloo.

The larger centres of Winchester, Guildford, Portsmouth and Chichester are all within reasonable driving distance. The A3 is a few minutes' drive to the east and gives easy access to the coast and to the M25. The house sits within the South Downs National Park and there is great scope for both riding, walking and cycling in the area, with trails including the Monarch's Way and the South Downs Way. There are plenty of private schooling options in the region including Bedales and Churcher's at Petersfield, Portsmouth Grammar School, or Twyford, Boundary Oak and Westbourne House prep schools, Winchester College and St Swithun's at Winchester.

THE PROPERTY

Park House has a striking classical appearance with mainly brick and flint elevations and a wonderful historic pedigree. The interior has been lovingly updated, showcasing a contemporary style while retaining many of its classical features. The large sash windows throughout the house allow natural light to flood in, enhancing the sense of space and comfort. Park House has been modernised and well-maintained offering contemporary bathrooms, kitchen with underfloor heating and tastefully presented interiors. The boot room, drying room and wine cellar facilitate a comfortable country lifestyle.

PARK COTTAGE

Park Cottage is a 3-bed barn conversion, with a vaulted sitting room and kitchen/breakfast room. This could provide space for multi-generational living, staff accommodation or income generation.

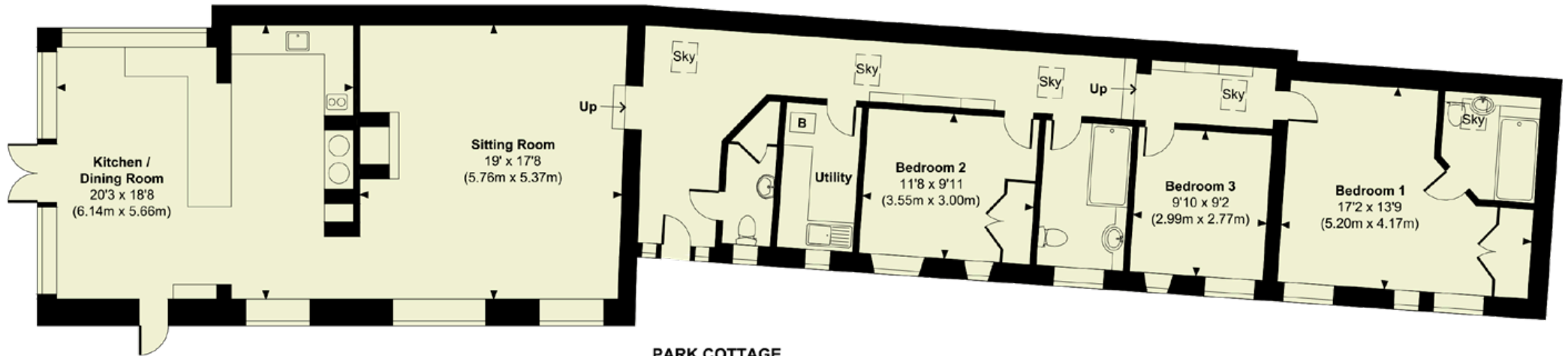
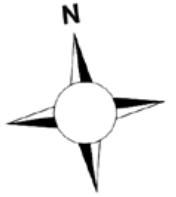




Approximate Gross Internal Floor Area
 Main House = 7171 Sq Ft / 666.18 Sq M
 Barn = 468 Sq Ft / 43.49 Sq M
 The Granary = 283 Sq Ft / 26.29 Sq M
 Green House / Car Port = 689 Sq Ft / 64.06 Sq M
 Total = 8611 Sq Ft / 800.02 Sq M

Outbuildings are not shown in correct orientation or location. Includes areas with restricted room height
 Not to scale. For identification purposes only.

Approximate Gross Internal Floor Area
Park Cottage: 146.61sq m / 1578 sq ft
Not to scale. For identification purposes only.



PARK COTTAGE







OUTSIDE

The gardens have been beautifully maintained with a further outer walled garden enclosed with high brick and flint walls incorporating a Grade II* listed dovecote and offering a fabulous outdoor entertaining space.

The 'in and out' front drive is bound by an area of lawn and

mature trees. The sheltered private stone terrace is ideal for outside dining overlooking a more formal inner garden. The rear drive separates the main house from Park Cottage which has its own private terrace garden.

The barn on this driveway offers extra utility space and WC.

Beyond this sits the quadruple garage, with an area of hard standing to the North and an Alitex greenhouse to the South.

The countryside feel is finished by the view onto the open farmland at the rear of the property.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There is a public right of way running down the farm track.

Services

Park House - mains water, electricity, with private drainage to a treatment plant and septic tank. Oil fired heating.

Park Cottage - mains water, electricity with private drainage to a treatment plant. Oil fired heating.

Broadband availability

Standard Broadband according to Ofcom

Mobile Phone Coverage

Excellent 3G/4G and Good 5G according to Ofcom

Tenure

Freehold with vacant possession.

Construction

Park House - Mainly Brick and Flint under a tiled roof

Park Cottage - Partially Brick and Flint and Wood Cladding under a tiled roof.

Local Authority

Winchester City Council www.winchester.gov.uk

Restrictions

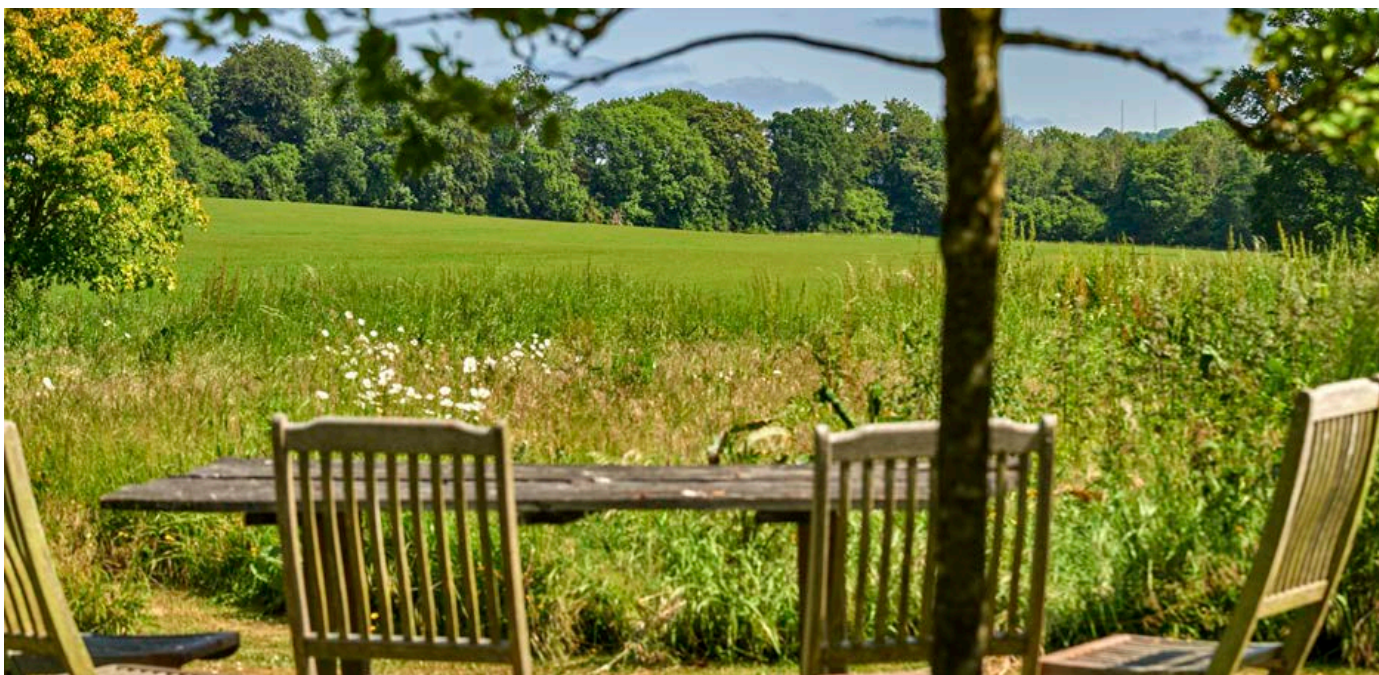
South Downs National Park

Postcode

PO7 4SB

Directions

Follow the A3 south from Petersfield, go through the cutting in the South Downs past the Queen Elizabeth Country Park and take the next exit signed to Clanfield. Follow the road over the



A3 and then left towards Clanfield and Hambledon. Go into Clanfield and past The Rising Sun Inn and round to the left on for 200 yards and then turn right into Hambledon Road. From this point, your destination is about 2.75 miles. Follow the road out of the village of Clanfield towards Hambledon and pass the Bat & Ball Pub. Come down the hill passing Park Farm on your right. After about 100m turn right into the drive of Park House (just before the right hand turning to Denmead/ Droxford), if you get to Brook Lane you can turn right here and first right into the drive as well.

Local Planning

South Downs National Park

What3Words

W3W ///gradually.awoken.overlooks

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB: These particulars are as at April 2025

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