



An attractive Grade II listed period house

The Cross Tree, West Street, Hambledon, Hampshire, PO7 4SN

Freehold



Dining hall • Sitting room • Kitchen/breakfast room • Family room • Boot room • Utility • Cellar • Master bedroom with en suite • 4 further bedrooms, 1 en suite • Family bathroom • Garden • Garage • Off-road Parking

Situation

Hambledon is a large, thriving and historic village, comprising many period properties and scenically set in the South Downs. The village offers a robust community and comprises an infant and primary school, two village shops, a church, a pub and its well-known cricket club, Hambledon being the birthplace of the sport. The surrounding countryside offers great opportunities for walking, riding and cycling. Communications are excellent with mainline railway stations to London (Waterloo) from Winchester and Petersfield, which are within easy access. The A3 provides a direct link to London and the south coast and the M27 network to Chichester, Portsmouth and Southampton Airport.

Description

The Cross Tree is a detached Grade II listed property dating from the early 16th century. Constructed of attractive red brick in a timber-frame under a clay tiled roof, the property is offered in excellent decorative order. The house exudes charm, combining period interest with modern day facilities. There are numerous features of character, including exposed timbers and brickwork; fireplaces; early mullion windows; surviving wattle and daub panels; window seats and wooden floors. The sitting room is particularly light and offers views towards the village and across the rear garden. The spacious and well fitted kitchen has an Aga and a range of wall and floor based units. It leads through to the sunny family room. On the first floor there are five bedrooms, including a principal suite with dressing area and fitted mahogany wardrobes, four additional bedrooms, (three double and one en suite) and a family bathroom.





Outside

The rear garden is mainly laid to lawn, with a terrace adjoining the property providing an ideal space for outdoor entertaining. The garden offers a good degree of privacy and is well planted, with an old flint wall to the right-hand side. The garden is fully enclosed and south west facing.

Tenure

Freehold.

Services

Mains electricity, water and drainage. Oil-fired central heating.

Outgoings

Council Tax – Band G

Post Code

PO7 4SN

Local Authority

Winchester City Council.

Directions

From the A3; proceed onto the A272 at Petersfield and then turn left onto the A32 at the Meon Hut, then continue as below:

From the A32: between Droxford and Meonstoke take the B2150 to Hambledon. On reaching the village, continue through the speed barriers and pass the turning to the centre of the village on your left, whereupon The Cross Tree will be found almost opposite on the right.

Viewing

Strictly by appointment with Savills.



The Cross Tree, West Street, Hambledon, Waterlooville, PO7 4SN

Gross Internal Area (approx) = 212.3 sq m / 2285 sq ft

For identification only. Not to scale.

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N.B. Internal photographs taken 2017

