



FOREST GATE

HAMBLEDON ROAD • DENMEAD • HAMPSHIRE • PO7 6EX





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A SUBSTANTIAL DETACHED GRADE II LISTED GEORGIAN FAMILY HOME DATING BACK FROM
THE 18TH CENTURY OFFERING EXTENSIVE FAMILY ACCOMMODATION AND SET IN
ATTRACTIVE GROUNDS OF APPROXIMATELY 1.5 ACRES

ACCOMMODATION

Entrance hall • Drawing room • Morning room • Snug • Dining room • Kitchen/breakfast room • Pantry • Utility room • Boot room • Cellar
Master bedroom with en suite bathroom • 5 further bedrooms, 2 en suite • Family bathroom

4-car space Garage • Stable/store • Tennis court • Gardens
In all about 1.5 acres

Petersfield 11.5 miles • Winchester 16 miles
(all mileages are approximate)



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SITUATION

Forest Gate is located to the south of the sought-after village of Hambledon and the area forms part of the South Downs National Park offering an abundance of footpaths and bridleways. The nearby villages of Hambledon and Denmead offer a range of local facilities including general shops, primary schooling and doctors surgeries. The town of Petersfield has a comprehensive range of shopping, sporting and leisure facilities and a main line train station with services to London Waterloo. The south coast, Winchester and Portsmouth are all within easy driving distance. The nearby A32 gives access to the M27 and the south coast, and the A3 to London and the M25. There are main line railway stations at Petersfield and Winchester, with services to London. Forest Gate is

conveniently located for a number of excellent primary and secondary schools, including; Bedales and Winchester College.

DESCRIPTION

Forest Gate is a handsome period home with origins dating back to the 18th century with substantial additions, resulting in some excellent family accommodation. A large kitchen/breakfast room to the rear of the property with its stone floor and attractive range of bespoke units with cupboard and drawer sections and large Aga creates a real farmhouse feel. There is a total of 4 reception rooms, including a family snug at the front of the property with a central fireplace. The more formal reception areas include a drawing room with generous proportions with high

ceilings, an impressive double aspect room with central fireplace, provides a fantastic space for entertaining. Double doors link it through to a sitting room, which again is well proportioned and with the rooms combined provide a fantastic entertaining space. Steps rise up to the formal dining room with its aspect over the rear garden, and linking in well to the kitchen/breakfast room.

At first floor level there is a total of 6 bedrooms, including a master bedroom suite with en suite bathroom and dressing area. There are 2 further bedrooms with en suite facilities, and the remaining bedrooms are serviced by a family bathroom. There is a single bedroom/potential study which offers a flexible arrangement. This is an impressive home offering a fabulous lifestyle opportunity.



OUTSIDE

To the front of the house there is a sweeping gravel driveway providing ample parking for numerous vehicles. There is a further garaging and parking area to the side of the property, offering useful space. The formal gardens lie towards the rear with some attractive planting immediately around the terrace, and from here the lawns sweep down to the far boundary, which backs onto open countryside. There are a number of useful outbuildings, and in the far left-hand corner is a tennis court. The grounds offer an attractive level outlook to the rear and an excellent space for recreation and relaxing.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating.

OUTGOINGS

Council Tax – Band H.

POSTCODE: PO7 6EX

LOCAL AUTHORITY

Winchester City Council.

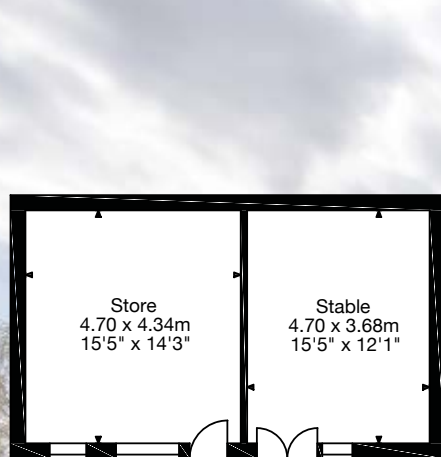
DIRECTIONS

From the centre of Hambledon village in Hampshire, head south along the B2150 which is the Hambledon Road. Continue along this road passing the fork with the Fareham Road on your right, and go through a series of bends. After the tight right-hand bend passing Rushmere Lane on your left, the property entrance will be found immediately on the left-hand side.

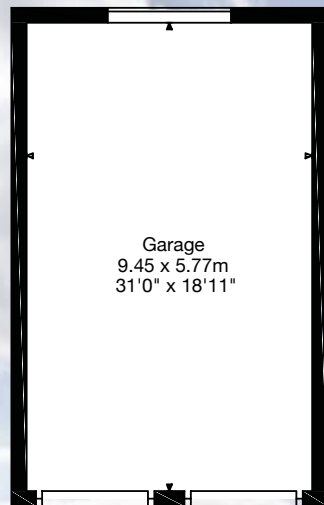
VIEWING

Strictly by appointment with Savills.

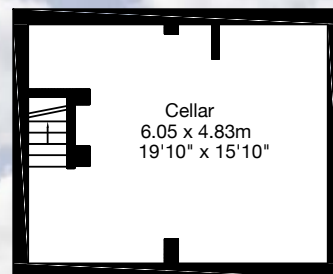




Stable

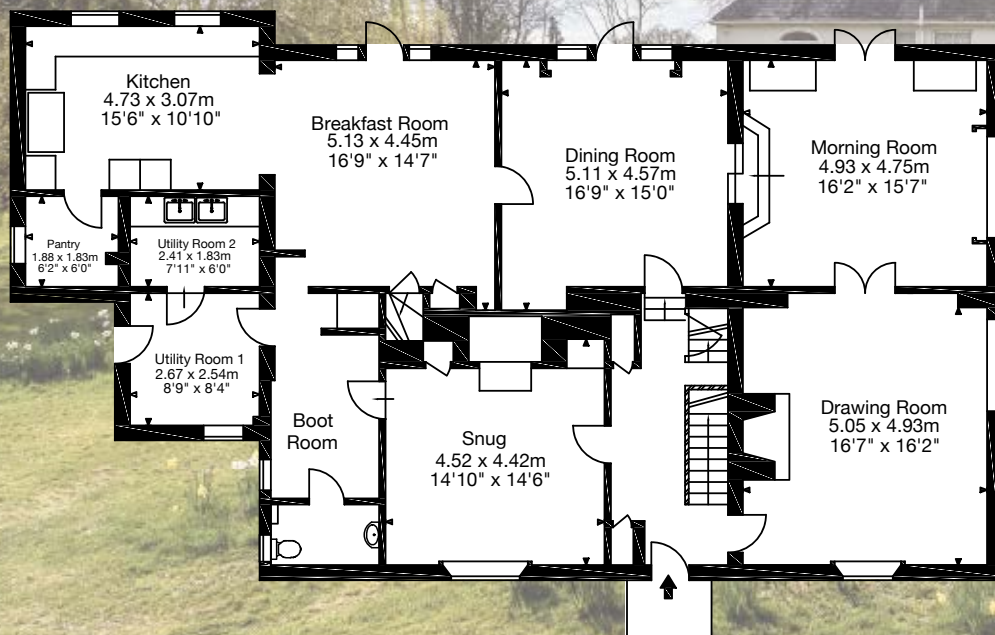


Garage

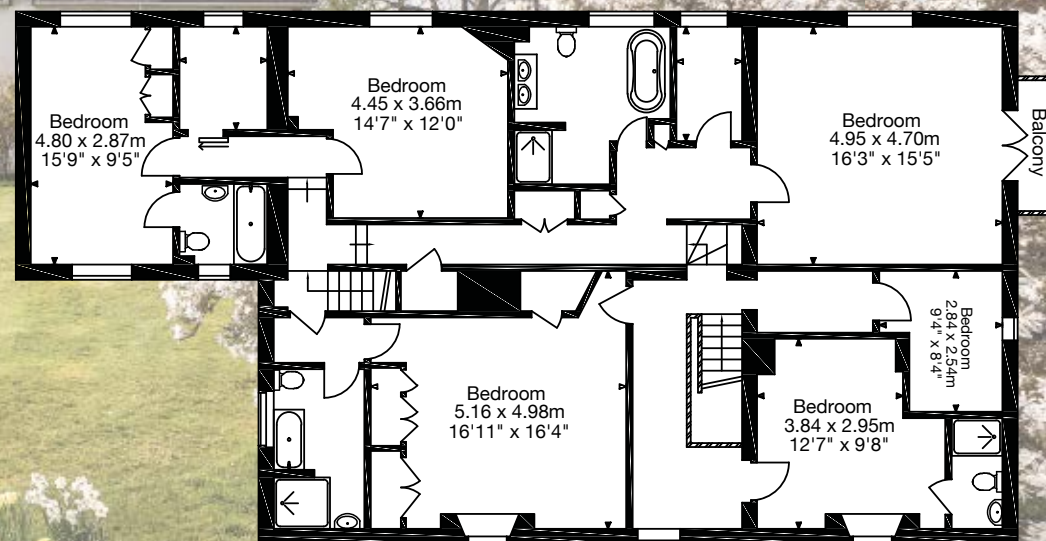


Basement

Forest Gate
Main House
4119 Sq Ft - 382 Sq M
Garage
586 Sq Ft - 54 Sq M
Stable
412 Sq Ft - 38 Sq M
Total Area
5117 Sq Ft - 475 Sq M



Ground Floor



First Floor

Important Notice

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