



WEAVERLANDS

WEST STREET • HAMBLETON • WATERLOOVILLE • HAMPSHIRE • PO7 4SN







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A SUBSTANTIAL DETACHED GRADE II LISTED FAMILY HOME AT THE HEART OF THIS  
SOUGHT AFTER HAMPSHIRE VILLAGE

## ACCOMMODATION

### Lot 1 – Main House and gardens

Entrance hall • Drawing room • Sitting room • Morning room • Dining room • Study • Kitchen/breakfast room • Utility  
Boot room • Conservatory • Cellar and wine cellar

7 bedrooms • Bathroom • 2 shower rooms

Garaging • Swimming pool • Tennis court • Gardens and grounds of about 1.97 acres

### Lot 2 (by separate negotiation)

Stable block, yard and paddocks

About 2.7 acres



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## SITUATION

Weaverlands is situated in the heart of Hambledon village, a village that is renowned for being the 'Cradle of Cricket', the rules were made at the Bat & Ball pub on Broad-Halfpenny Down. Hambledon includes the quintessential features of an English village; the Parish Church of St Peter and St Paul, Hambledon Village Shop, a highly regarded infant and nursery school, a doctors' surgery, a public house, the popular 'Old Forge Tea Room', a much used village hall and two cricket grounds including Broadhalfpenny Down. Situated within the South Downs National Park, much of the surrounding countryside is designated as an Area of Outstanding Natural Beauty and offers an abundance of footpaths and bridleways including the South Downs Way. Petersfield, with its comprehensive range of shopping, sporting and leisure facilities, together with a mainline station with train services to Waterloo, is conveniently located to the north and Fareham, Winchester and Portsmouth are all within reasonable driving distance.

## DESCRIPTION

Weaverlands is a substantial Grade II listed family home offering some extensive accommodation and occupying a landmark position at the heart of Hambledon village in Hampshire. The property has been in the same family ownership for well over a century and the property was once an old brewery owner's house, with the first part being built around 1805 and added to between 1810 and 1812. The resulting accommodation is extensive and extends to approximately 4,125 sq ft. At ground floor level there are a total of five principal reception rooms offering great flexibility and space for larger families. The drawing room with its attractive open fire with marble surround is a really generous room and an ideal space for more formal occasions. The large sash windows to both front and side of the property makes a particularly light and bright living space. The dining room which again is particularly well-proportioned offers a fantastic space for formal entertaining and links into the kitchen/breakfast room which has a range of floor and wall mounted units including cupboard and drawer sections and work surfaces over. A central island provides further storage space and work surface area. Other notable reception

areas include the family room, study and morning room, all of which provide an excellent area for those with larger families. At first floor level there are a total of 6/7 bedrooms, depending on one's own requirements including a large master bedroom with en suite shower room and doors out onto a rear verandah. A large family bathroom serves the remaining bedrooms.

The gardens to the rear of Weaverlands, provide a fantastic area for families with a more formal walled garden immediately adjoining the terrace to the rear of the property, which has been attractively planted providing a good degree of interest throughout the year. Behind this area is a swimming pool and the more park-like grounds extend up towards the far boundary. These grounds come with an array of mature trees and shrubs which provide a fantastic backdrop.





## LOT 2 – STABLE YARD AND PADDOCKS

The stable yard consists of loose boxes, haystore and tack room and the paddock land beyond, extending to about 2.7 acres. There is separate access off the lane meaning this land can be integrated in with the main property or could easily stand alone as an equestrian holding with limited impact on the main residence.

## ACCOMMODATION

See floor plans.

## TENURE

Freehold.

## SERVICES

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

## OUTGOINGS

Council Tax – Band G.

## LOCAL AUTHORITY

Winchester City Council.

## DIRECTIONS (PO7 4SN)

From London follow the A3 south to Petersfield proceed bypass Petersfield and take the slip road sign posted Hambledon and Clanfield proceed through Clanfield following signs to Hambledon and upon entering the village of Hambledon proceed past the stores and Post Office and continue to the end of the road, bearing left at the junction where the entrance to Weaverlands will be found on the right-hand side.

## VIEWING

Strictly by appointment with Savills and Fine & Country.





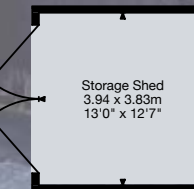
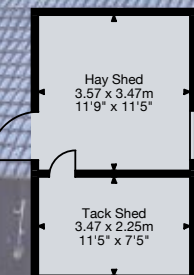
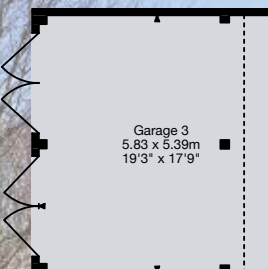
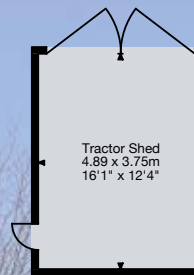
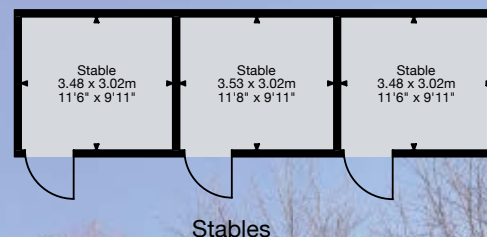
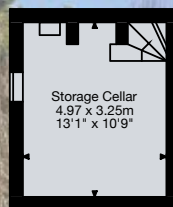
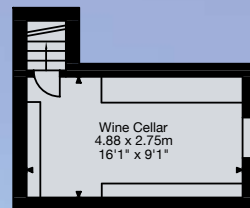
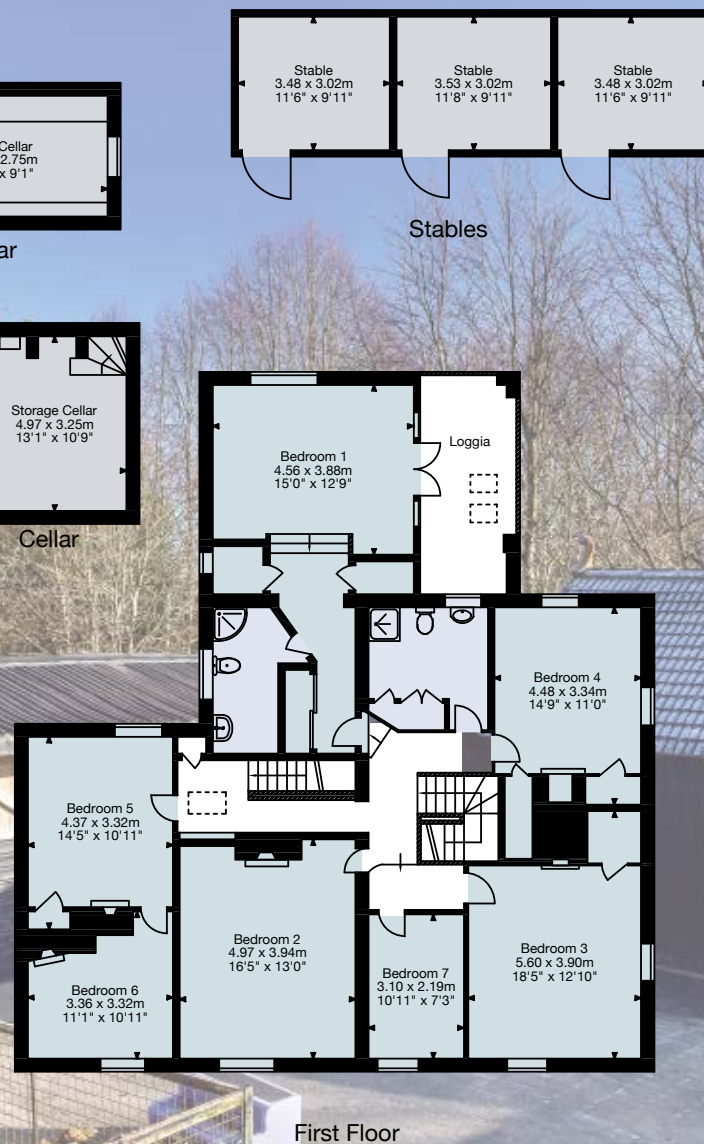
# Weaverlands, West Street, Hambledon, Hampshire PO7 4SN

**Gross internal area (approx)**

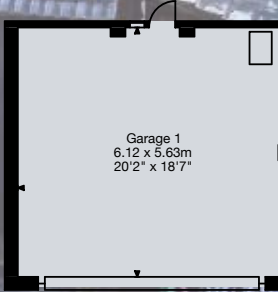
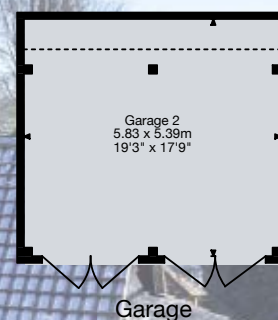
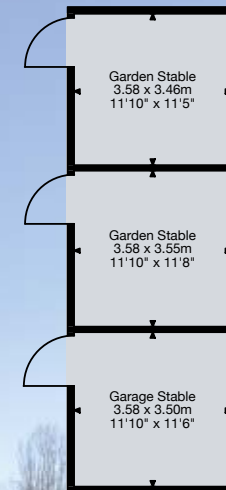
**Main House** 383 sq m/4,125 sq ft

**Outbuilding & Garages** 222 sq m/2,388 sq ft

**Total Area** 605 sq m/6,513 sq ft



Outbuildings



## Important Notice

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