



VERNON HOUSE  
WEST STREET • HAMBLEDON







# VERNON HOUSE

WEST STREET • HAMBLETON • PO7 4RW

AN ATTRACTIVE FIVE BEDROOM ATTACHED PERIOD HOME WITH DELIGHTFUL PART WALLED GARDENS SET AT THE HEART OF THE POPULAR HAMPSHIRE VILLAGE OF HAMBLETON

## ACCOMMODATION

Kitchen breakfast room • Sitting room • Snug • Dining room • Garden room  
Five Bedrooms • En suite shower room • Dressing room • Family bathroom  
Shower room • Attic room



### Savills Winchester

1 Jewry Street, Winchester,  
SO23 8RZ  
gmuddle@savills.com  
01962 841 842





## SITUATION

The property 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

Vernon house is a good looking period home occupying a prime position within Hambledon Village. The property comes with some particularly generous accommodation including three principal reception rooms. At the heart of the property is an impressive open plan kitchen breakfast room which leads through to a garden room, a fabulous living space ideal for those with larger families. The kitchen area comes with a range of floor and wall mounted units including cupboard and drawer sections with attractive work surfaces over. The breakfast area provides perfect space for informal entertaining and leads

through to the garden room which enjoys a fantastic outlook over the part walled gardens. The dining room provides a more formal space for entertaining and at the front of the property there is the principal sitting room with attractive bay window and fireplace. A snug off the kitchen area with log burner provides the perfect space for informal family occasions. At first floor level there are five generous bedrooms including a master bedroom with ensuite shower room and dressing room. The bedroom 2 has an adjoining shower room and the three further bedrooms are serviced by a family bathroom. A large attic on the top floor provides great space and is currently used as an office.





## OUTSIDE

The part walled gardens lie to the rear of Vernon house and provide a fantastic backdrop. A terrace immediately adjoining the property provides the perfect space for outdoor entertaining and from which to enjoy the view up the garden. The garden is principally laid to lawn interspersed by some attractively planted beds creating a good degree of interest for throughout the year. An outbuilding provides perfect space for tools and garden equipment.

## ACCOMMODATION

See floor plans.

## TENURE

Freehold.

## SERVICES

Mains water, electricity and drainage. Propane gas central heating.

## OUTGOINGS

Council Tax – Band G.

## POSTCODE

PO7 4RW.

## LOCAL AUTHORITY

Winchester City Council

## ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

## VIEWING

Strictly by appointment with Savills.





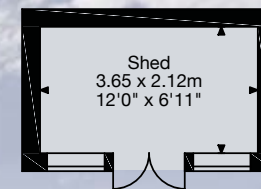
# Vernon House, West Street, Hambledon, Hampshire PO7 4RW

**Gross Internal Area (Approx)**

**Main House** 275 sq m/2,961 sq ft

**Outbuildings** 8 sq m/83 sq ft

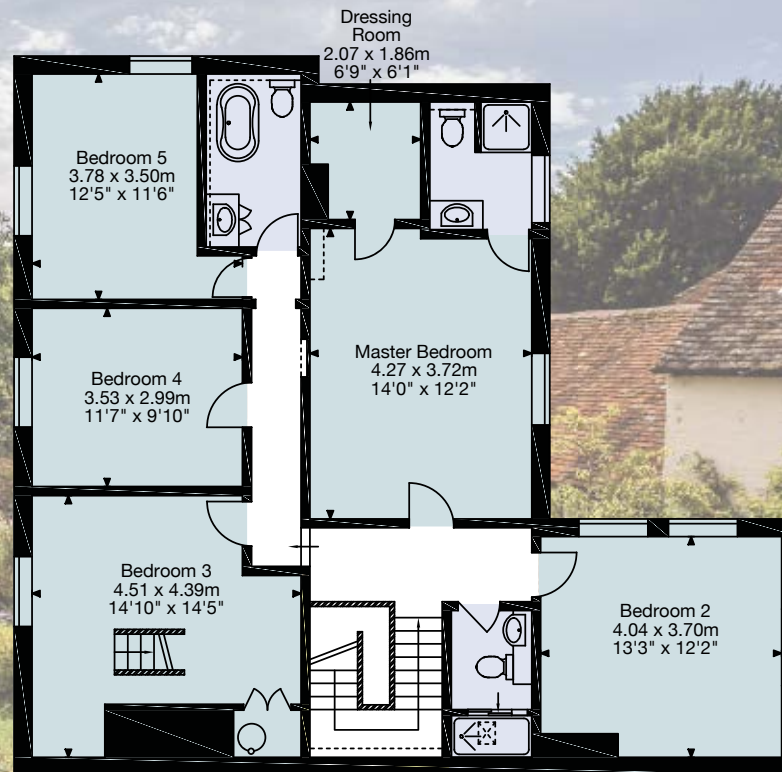
**Total Area** 283 sq m/3,044 sq ft



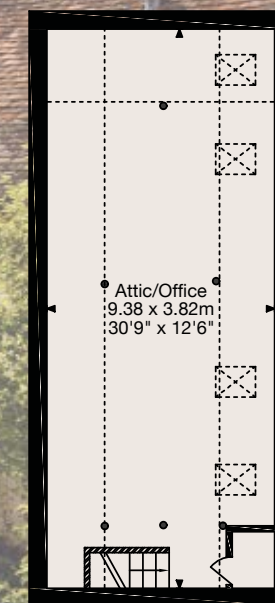
Outbuilding



Ground Floor



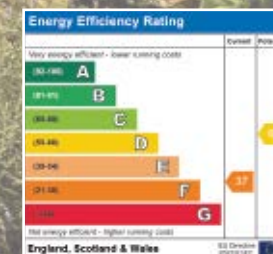
First Floor



Second Floor

## Important Notice

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200819MT.







SAVILLS.CO.UK