

Harwood House

Hambledon





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Petersfield 9 miles (London Waterloo from 66 minutes)
Winchester 16 miles (London Waterloo from 57 minutes)
(All mileages are approximate)

A magnificent country property with
far-reaching views over surrounding
countryside.

Drawing room | Morning room | Dining room | Family room | Study | Conservatory
Kitchen/breakfast room | Utility room | 3 cloakrooms | Wine cellar | Store

Principal bedroom with dressing room and en suite bathroom
Six further bedrooms | Two bathrooms | Cloakroom | Loft rooms

Double garage | Stables and loose box | Floodlit tennis court

In all about 3.6 acres



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Situation

Hambledon is a beautiful village in South Hampshire. It has a collection of attractive period cottages and houses that run along a central high street as well as a variety of amenities including The Old Forge Tea Room, the Peoples Market and two pubs.

By road: The south coast, Winchester and Portsmouth are all within easy driving distance.

By train: There are main line railway stations at Petersfield and Winchester.

Schools: Harwood House is conveniently located for a number of excellent primary and secondary schools including Twyford,

The Pilgrims' School, Portsmouth Grammar, Bedales, Churchers College, St Swithuns School and Winchester College.

Sporting & Recreational: The area, which forms part of the South Downs National Park, has always been an Area of Outstanding Natural Beauty and offers an abundance of footpaths and bridleways including the South Downs Way, Wayfarers Walk and Monarchs Way.

Harwood House

Approached via a long drive, Harwood House is a beautiful country house built in the Arts and Crafts style, in a secluded

location. It has a wonderful variety of period features and modern conveniences. The majority of the ground floor accommodation enjoys a south facing aspect with views over the impressive and well-maintained garden. The substantial kitchen is designed by John Lewis of Hungerford and there is a 4 oven Aga. Upstairs the principal bedroom has a dressing room and en suite bathroom. There are six further bedrooms and two bathrooms.

The layout of the house has been designed with the flexibility to create an annexe with its own entrance and staircase combining the family room, conservatory, utility and cloakroom on the ground floor and principal bedroom suite upstairs.





Outside

Set in over 3.6 acres, the stunning gardens are mainly laid to lawn with mature shrubs and trees. A large terrace extends along the breadth of the house and there is a floodlit tennis court, stabling, covered wood store, external wine store and double garage.

Planning Note

Planning permission has been granted for a new oak framed 3 bay garage block as well as replacing the conservatory with an orangery. (SDNP/17/04187/FUL)

Services

Mains water and electricity, private drainage and LPG fuelled central heating (and Aga).

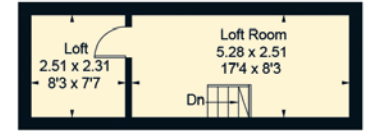
Energy Performance Certificate

Band G

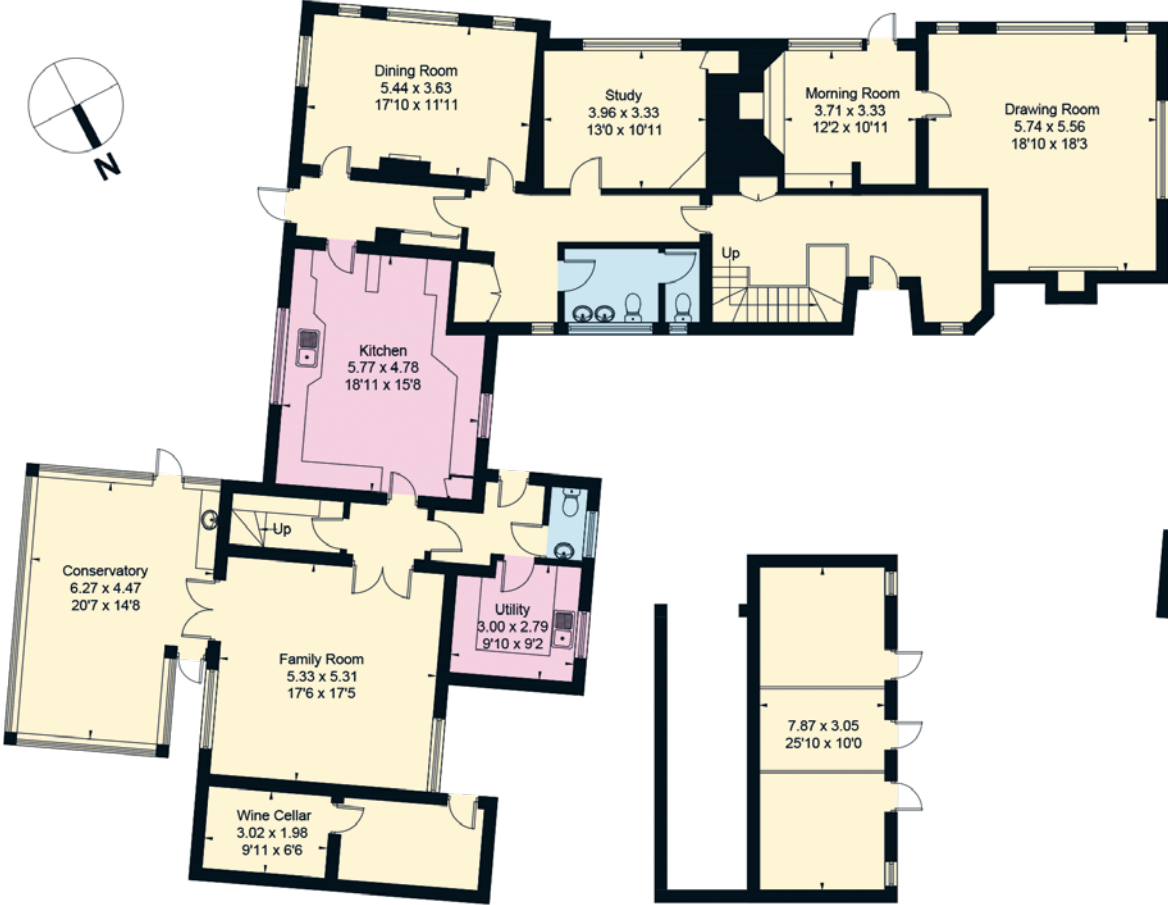
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
5,035 sq ft / 467.7 sq m
(Including Garage and Outbuilding)

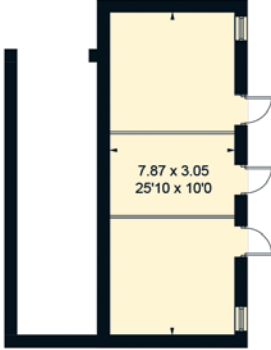
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Second Floor

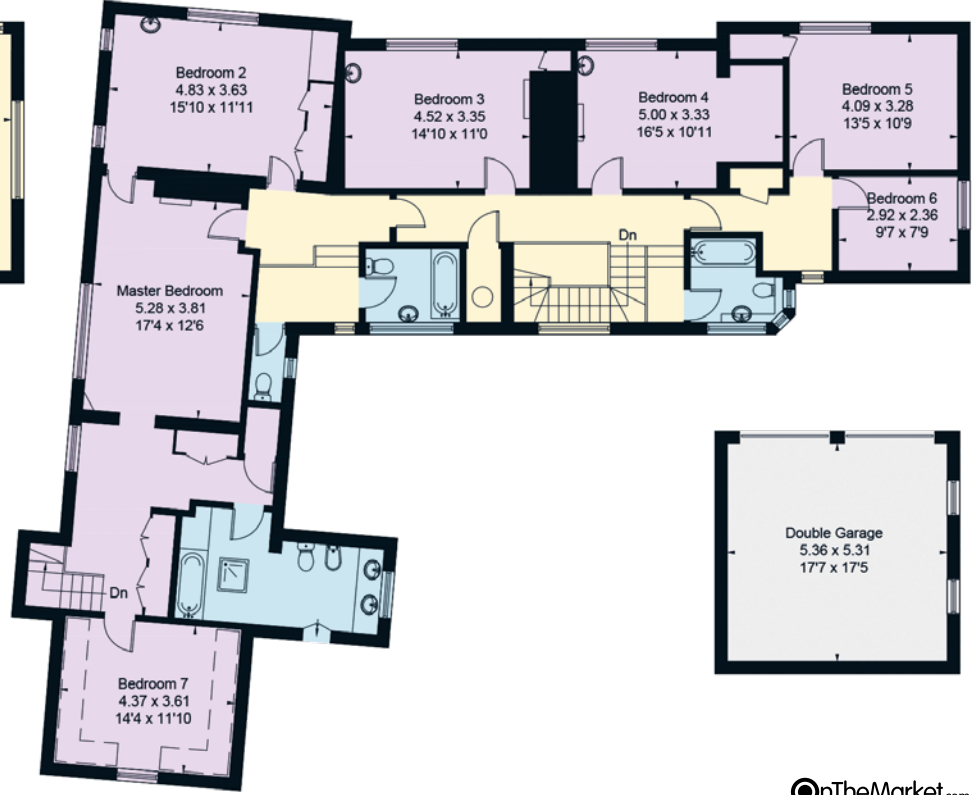


Ground Floor

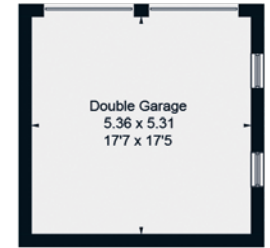


Outbuilding/
Loose Boxes

= Reduced head height below 1.5m



First Floor



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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