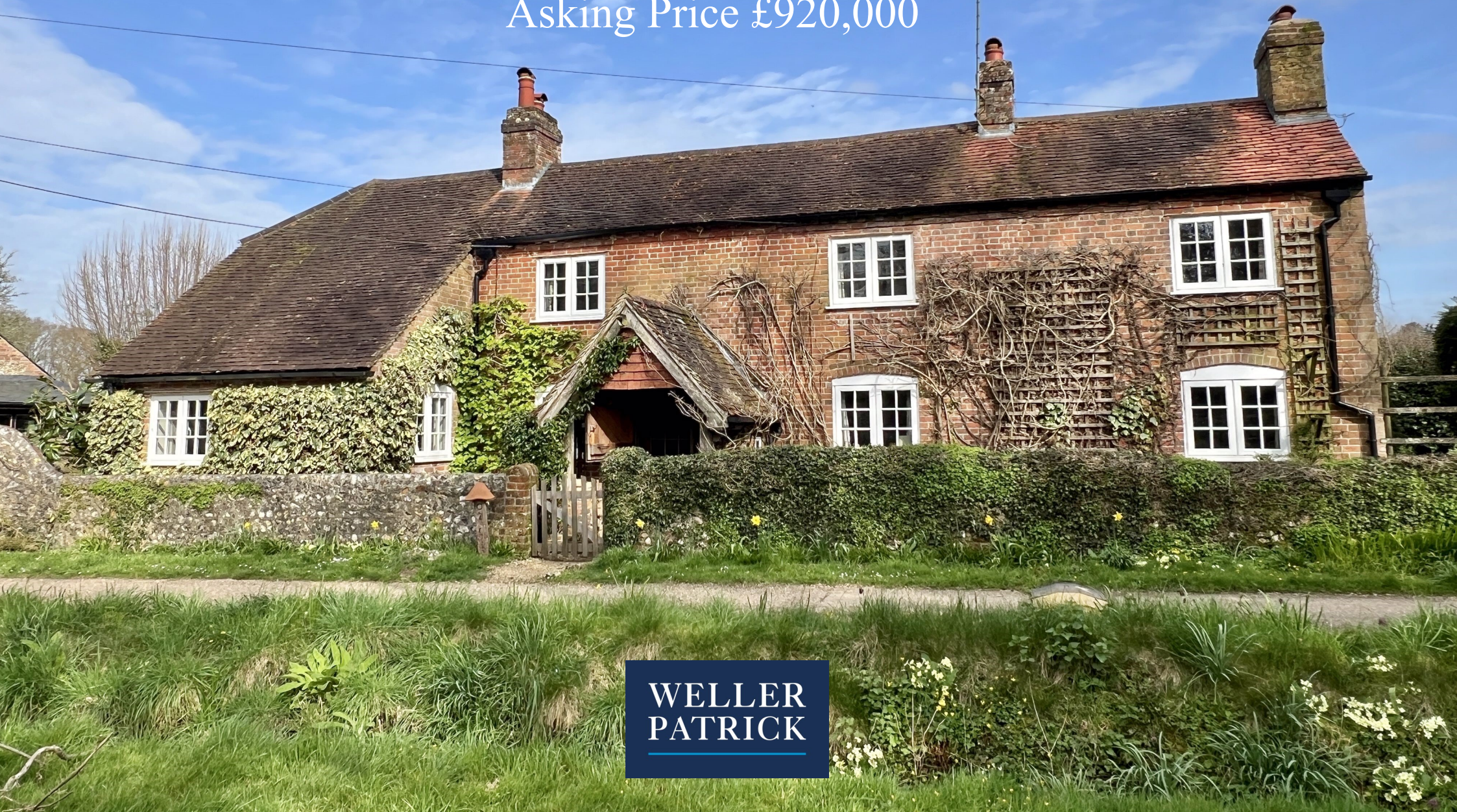


# OWL COTTAGE

Hoe Street Hambledon  
PO7 4RD  
Asking Price £920,000



WELLER  
PATRICK



## PROPERTY FEATURES

An attractive & charming period cottage in a rural hamlet within the sought after Meon Valley offering spacious accommodation

Kitchen • Sitting Room • Family room / Dining Room • Utility room • Conservatory

Study • Snug • Utility Room • Family Bathroom • Four Bedrooms

Double garage with store over • Workshop • Driveway parking • Attractive garden with countryside views



### DESCRIPTION

This most attractive period cottage is located within a rural hamlet in Hampshire's highly sought after Meon Valley and just a short distance from the picturesque village of Hambledon. The property offers significant charm and character combined with spacious four bedroom and four reception room accommodation

The area is conveniently placed to provide a choice of locations for day to day needs. The traditional country town of Bishops Waltham is within a reasonable drive and offers a range of shops and services from its attractive high street. The village of Wickham with its delightful square also offers good day to day facilities and within the nearby village of Hambledon reputed to be the home of British Cricket is a well supported store.

The major south coast centres of Winchester, Portsmouth and Southampton are all within easy driving distance as is access to the M27, A3M and main line rail services. The sailing centres including Hamble, Bursledon and areas surrounding Chichester Harbour are all within reasonable driving distance. There are country lanes, scenery and many walks and rides to be enjoyed.

The properties accommodation must be viewed to be appreciated and includes four reception rooms including a welcoming family / dining room with an inglenook fireplace and log burner, beamed ceiling and exposed brickwork. There is a character sitting room with conservatory off, a character snug and study. The kitchen is attractive with traditional cupboards and a utility room off.

On the first floor are four very attractive bedrooms most with exposed beams and timber framing. There are rural outlooks and views over adjoining fields from many aspects.

The properties part walled gardens comprise areas of lawn interspersed with established shrubs and plants, a driveway with ample parking leads to the detached garage and workshop with a store over the garage.

Early viewing of this lovely period property is highly recommended.



## DIRECTIONS

From the A32 Wickham to Droxford road take Heath Road turn to Soberton Heath near the Roebuck Pub. Continue along this road past the Forest of Bere and then turn right into Liberty Road. Then turn right onto Kiln Hill which leads into Church Road, Newtown. Continue through the village past Newtown School and Church then turn left onto Martins Corner. Follow this lane then turn left into Hoe Street. Continue for a short distance and look for a small lane on the left with a sign listing three property names, one of which is Owl Cottage. The property is the first property in the lane.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Mains electricity, and water. Private drainage with private treatment plant. Propane/Calor gas heating

### VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555





Owl Cottage  
 Hoe Gate  
 Hambledon  
 PO7 4RD

## Hoe Street, Hambledon, Waterlooville, PO7

Approximate Area = 2064 sq ft / 191.7 sq m  
 Garage = 622 sq ft / 57.8 sq m  
 Workshop = 299 sq ft / 27.8 sq m  
 Total = 2985 sq ft / 277.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Weller Patrick. REF: 1102456



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	36	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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