



**FOUNTAIN HOUSE**

2 East Street, Hambleton, Hampshire, PO7 4RX

**Carter Jonas**

## FOUNTAIN HOUSE, 2 EAST STREET, HAMBLEDON, HAMPSHIRE, PO7 4RX

5 bedrooms • 5 reception rooms • 2 bathrooms • Kitchen / dining room • Utility room • Integral garage • Planning permission for further conversion to provide additional accommodation • Garden • Cellar and store room

### DESCRIPTION

An exciting opportunity to buy this attractive Grade II Listed house in the heart of the ever popular and desirable village of Hambledon. The house has been sympathetically extended and updated to provide very extensive accommodation to suit modern lifestyles whilst retaining all the period charm anticipated from a property of this age.

The front door opens from the street to a central hallway with doors to the ground floor rooms. Stairs give access to the cellar below and ascend to the five bedrooms and two bathrooms on the two floors above. The dining room, with its large bay window onto the street, is open to a snug with a study beyond. A shower room is located under the stairs with a family room to the rear of the house. An elegant sitting room across the hallway has panelled walls and fireplace with log burner.

The kitchen/dining room has been thoughtfully extended, giving views of the garden through bifold doors. A modern, light, practical room has been created whilst still retaining the character of the original building. The integral garage, pantry and utility room can all be accessed via this space. Above the kitchen is a large loft space which has potential to develop into a further room with bathroom.

On the first floor are 3 bedrooms and a bathroom with a further two bedrooms and bathroom on the second floor.

**NB** planning permission has been granted for a further conversion of the existing layout to provide an additional bedroom and bathroom, and the existing garage space

## GRADE II LISTED PERIOD HOME IN THE HEART OF HAMBLEDON VILLAGE



could be reorganised to produce an annexe / ancillary accommodation. Further details can be found at <https://planningpublicaccess.southdowns.gov.uk/online-applications> using reference SDNP/21/05838/HOUS

### OUTSIDE

A charming private garden is enclosed by a brick and flint wall with pleached trees. A terrace lies behind the bifold doors with steps leading to lawn and borders.

### LOCATION

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 Lotts General Stores and Tea Rooms, the Peoples Market and 2 pubs.

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. There are main line railway stations at Petersfield and Winchester.

The property is conveniently located for a number of excellent primary and secondary schools including Bedales and Churcher's College.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** TBC. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Winchester City Council. Council Tax Band C.

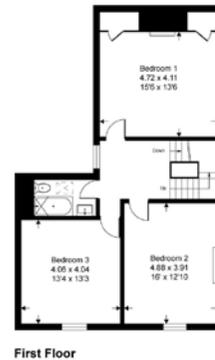
**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.



 = Reduced headroom

### East Street, PO7

Approximate Gross Internal Area = 369 sq m / 3971 sq ft  
 Approximate Garage Internal Area = 14.4 sq m / 156 sq ft  
 Approximate Total Internal Area = 383.4 sq m / 4127 sq ft  
 (excludes restricted head height & shed)



Loft Space

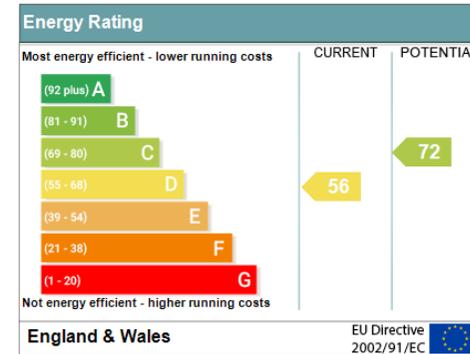


Second Floor

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 Produced for Carter Jonas



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