



Old Mill Lane, Lovedean, Hampshire, PO8

Guide Price: £1,250,000 Freehold

A character detached family home in an elevated spot with gardens on all sides and an adjoining paddock.

Master bedroom with en suite bathroom, 3 further bedrooms, family bathroom, sitting room, dining room, study, kitchen, utility room, downstairs shower room, barn, garaging, gardens and paddock.

In all, approximately 2.27 acres.

EPC Rating: "E" (43).

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

The property is a character detached family home with brick elevations under a tiled roof and accommodation over two floors. Built on the site of a former windmill that burnt down in 1898, the current owners have lived in the property since the existing property was built in 1986 and you can see why they've been there for so long. With character features including exposed timbers and brickwork, the house has a lovely cottagey feel. The layout can be seen in the floorplan which offers flexible accommodation and with a downstairs shower room, any purchaser could live solely on the ground floor if desired. The house is approached by a sweeping gravel drive with ample parking leading to a detached period barn and garage. The gardens wrap around all sides of the property and are mainly laid to lawn and there's a pretty flint wall believed to date from 1841. To the south side of the garden is a public footpath, the other side of which is a paddock included within the sale. In all, the property is being sold with approximately 2.27 acres of land. Subject to the usual consent there may be the possibility of further remodelling, extending or even enhancing the barn to create additional accommodation.



LOCATION

The property is situated between the villages of Lovedean and Hambledon, on the edge of The South Downs National Park. Hambledon is locally renowned for its pretty architecture and good everyday amenities including a church, pub, shop, tea room, village hall and primary school. The property is set back from the road and enjoys lovely views over fields to the front. Petersfield lies approximately 10 miles to the north-east where there is a twice weekly market, Waitrose, Tesco and M&S food hall as well as numerous cafes and boutique shops. The train station provides a direct service between Portsmouth to the south, (in approximately 30 minutes) and London Waterloo to the north, (in about an 1 hour). The area has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. The designer outlet park, Gunwharf Quays in Portsmouth, along with Chichester, Winchester and Southampton as well as the beaches at West Wittering are all within a 45 minute drive, depending on traffic conditions. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Portsmouth Grammar, Portsmouth High School and The Petersfield School.

Services: Mains electricity and water. Private drainage and LPG central heating.

LOCAL AUTHORITY

Winchester City Council

DIRECTIONS

From Petersfield, proceed south along the A3 towards Portsmouth. Leave the A3 at the Clanfield junction and follow the road back round over the A3 and at the roundabout, turn left towards Clanfield. Proceed through the village and on reaching a classic car garage on the left, turn right towards Hambledon. After approximately 1.3 mile and on reaching The Bat and Ball Pub on your right, turn left down Old Mill Lane signed to Denmead. Continue along the lane for 1.6 miles and the property is on your right.



Old Mill Lane, PO8

Approximate Gross Internal Area = 190.2 sq m / 2047 sq ft

Barn = 61 sq m / 657 sq ft

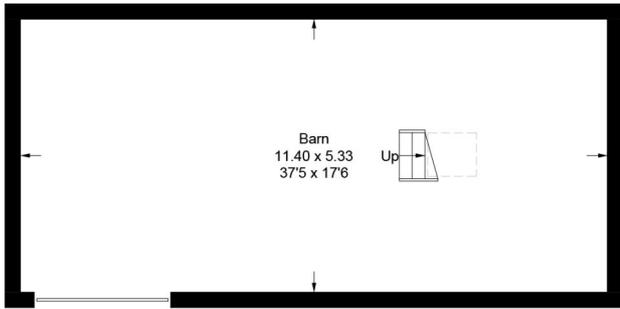
Mezzanine = 12.9 sq m / 139 sq ft

Outbuilding = 48.2 sq m / 519 sq ft

Total = 312.3 sq m / 3362 sq ft

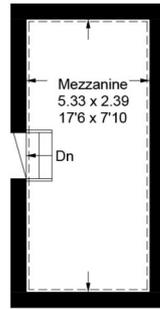


 = Reduced headroom below 1.5m / 5'0"

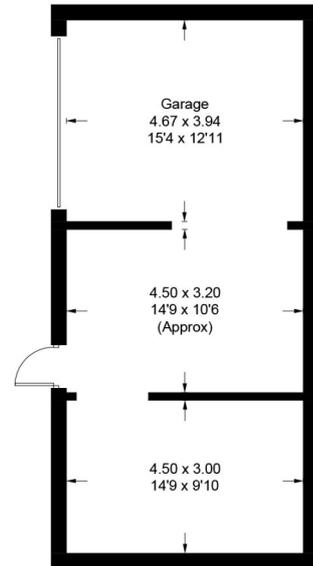


Barn - Ground Floor

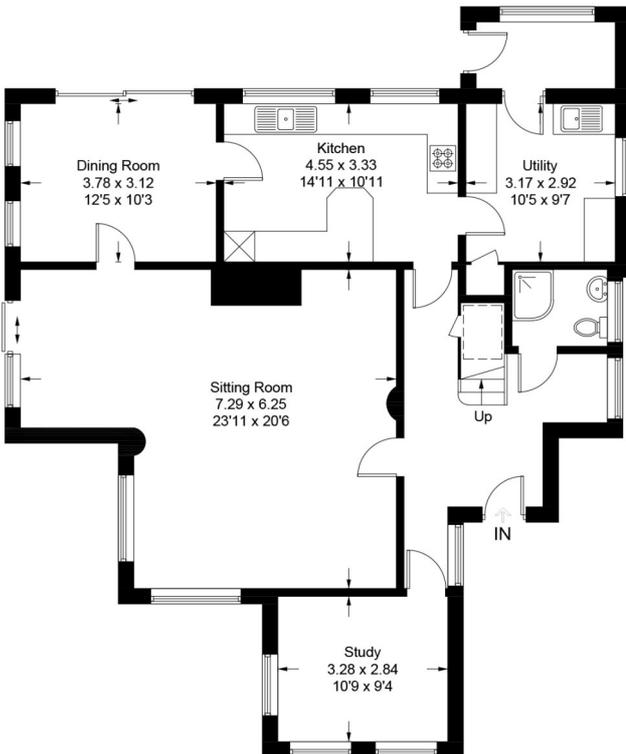
(Not Shown In Actual Location / Orientation)



Barn - Mezzanine



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.