



Grand View

OLD MILL LANE | BROADHALFPENNY DOWN | NEAR CLANFIELD | HAMPSHIRE | PO8 0SB

Wilson | Hill

3 Bedrooms | Bathroom | Entrance Hall | Sitting Room | Dining Room | Kitchen | Utility Room | Cloakroom | Garage | Gardens | Meadow | Gardens and Grounds in all of 1 acre (0.410ha)
Large Barn of approximately 18m x 15m | Lovely Views.

Hambledon 2.8 miles, Clanfield 2.1 miles, Petersfield 8.6 miles, Winchester 17.3 miles, Guildford 34 miles, London 65 miles.



| The Property

The house occupies a lovely setting adjacent to the historic Broadhalfpenny Down cricket ground (the home of cricket) with attractive views over open countryside to Downland in the distance. The house is presented in a modern condition, so is ready to move into as it is, but it does have great potential for

extension and enhancement and features well proportioned bright and airy rooms with good ceiling heights. Of particular note is the large agricultural barn within the grounds which is a rare thing to be available with a normal house and has possibilities for many varied uses.

| Location

The house sits out in open countryside between Hambledon and Clanfield. Across the road is the Bat and Ball Inn and cricket ground on Broadhalfpenny Down, for good village facilities and primary schools both Hambledon and Clanfield are just a short drive away. For a more comprehensive range of shopping, sport and leisure facilities including Waitrose, Petersfield is 8.6 miles away and also has a mainline station with train services to London Waterloo in just over the hour. The larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance. The A3 is only a five minute drive from the house, and gives easy access to the Coast and to the M25 and beyond. The house sits within the South Downs National Park and there is great scope for both riding and walking in the area with Monarchs Way running near the house and The South Downs Way being a few miles to the north near the pretty village of East Meon.





| Outside

The house is approached by a drive which leads into a good sized parking area and adjacent to this is the garage. On the other side of the parking area is the large agricultural barn which measures approximately 18m x 15m. A path leads up to the house which is surrounded by private gardens and then between the garden and the barn there is an area of meadow. The grounds as a whole total 1 acre.



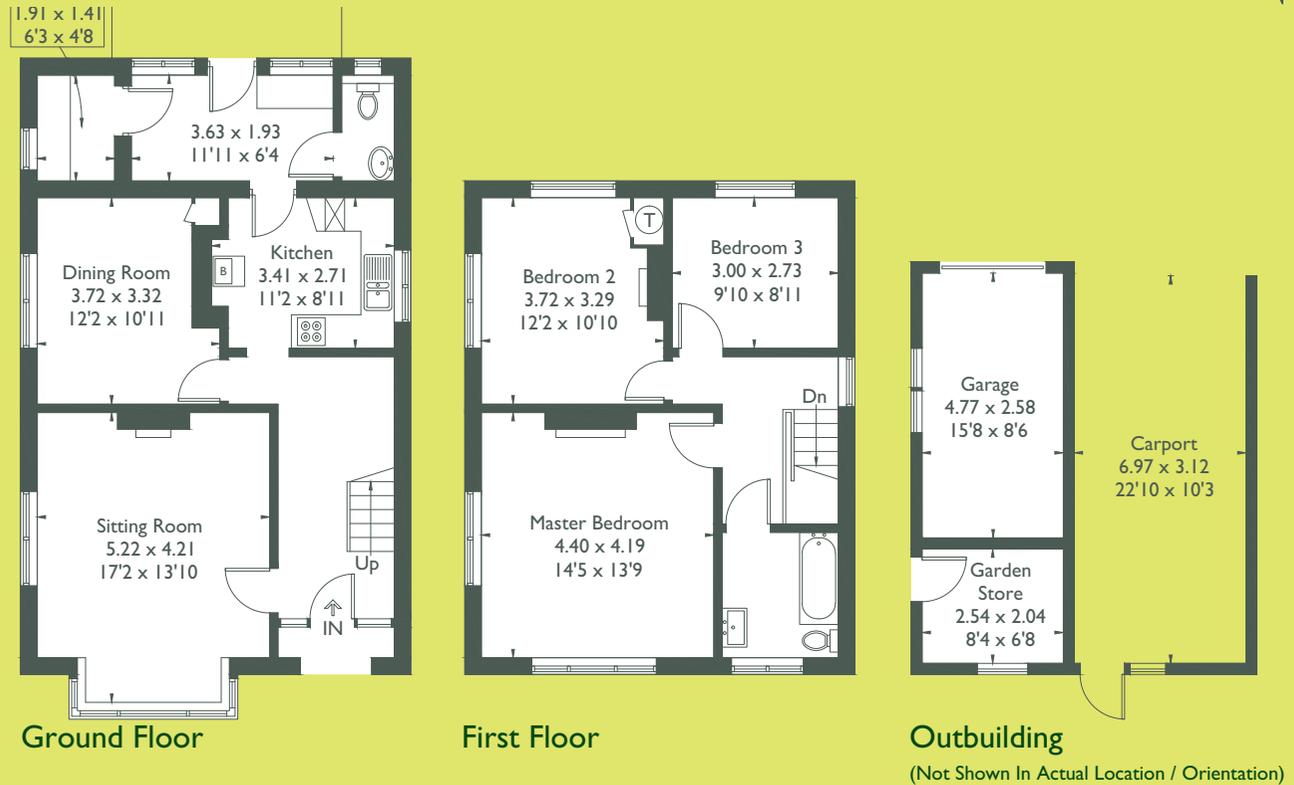
Directions to PO8 0SB

Follow the A3 south from Petersfield, go through the cutting in the South Downs and past the Queen Elizabeth Country Park and take the next exit signed to Clanfield. Follow the road over the A3 and then left towards Clanfield and Hambledon. Go into Clanfield and past The Rising Sun Inn and round to the left and on for 200 yards and then turn right into Hambledon Road. Follow the road out of the village and after about 1 mile opposite the Bat and Ball Inn turn left into Old Mill Lane. The entrance to Grand View is the first drive on the left hand side after about 100 yards.



Viewing strictly by appointment

Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft
Outbuilding = 17.8 sq m / 191 sq ft (Including Garage / Excluding Carport)
Total = 138 sq m / 1485 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 191294

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Services: Mains water by private supply and electricity, private drainage, oil fired boiler providing hot water and central heating via radiators.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band E. **EPC:** F30.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated June 2017