



Great Ervills House

HAMBLEDON | HAMPSHIRE | PO7 4QR

Wilson | Hill

Six Bedrooms (Two with En Suite Shower Rooms) | Family Bathroom | Family Shower Room | Drawing Room | Dining Room | Family Room | Study/Snug | Garden Room
Kitchen/Breakfast Room | Utility Room | Cloakroom | Cellar | Range of Outbuildings including three bay Car Port | Two Stables | Garden Store | Detached Party Barn | Tennis Court
Swimming Pool | Kitchen Garden with Greenhouse | Orchard | Paddock | Attractive Gardens and Grounds in all approximately 4.43 Acres (1.79 ha)
Petersfield 12 miles (with mainline station to London Waterloo), Portsmouth 11 miles, Winchester 16 miles, Chichester 19 miles
A3 – 7 miles







I The Property

Great Ervills House is an attractive country house with principally brick and flint facing elevations beneath a pitched tiled roof. Formerly a farmhouse, the property enjoys a lovely, private position within its own grounds and offers abundant charm and character throughout with comfortable, well-proportioned and flexible living accommodation arranged over two floors.

Notable features include open fireplaces, sash windows, window shutters and exposed feature brick walling. Ideally suited for a family, the property is equally well placed for those seeking entertaining requirements as the house offers a lovely flow and feeling of space both inside and out.



Location

Great Ervills House enjoys a delightful rural setting on the southern fringe of Hambledon, a very pretty and desired village and home to the world's first cricket club. Hambledon offers a vibrant village community with day-to-day amenities including a general store, public house, church, primary school and tea room as well as Hambledon vineyard. The area is surrounded by wonderful countryside affording lovely

walking, riding and a wider variety of country pursuits, with the larger market town of Petersfield to the north and Chichester and Portsmouth to the south offering a more comprehensive array of recreational and shopping facilities. There is good road access to the A3 and M27 respectively and train stations at Petersfield and Havant both of which serve London Waterloo.





Outside

Great Ervills House is approached through wrought iron gates via a long drive with hedge lined borders, over a bridge passing through the delightful gardens and grounds of the house, leading to an extensive shingled parking area to the front of the property. Accessed from the drive through a five-bar gate, there is an additional, separate parking area housing an open bay car port, stabling and a detached Party barn.

The remainder of the gardens are beautifully landscaped offering various 'areas' including formal lawns, private garden recesses, a delightful well stocked kitchen garden, enclosed swimming pool area, tennis court, orchard, and separate paddock. In all, the property enjoys a beautiful, private setting benefitting some lovely rural views across the neighbouring valley and offers landscaped gardens and grounds, in all of approximately 4.43 acres (1.79ha).



N.B. The Party barn offers scope to convert into additional ancillary accommodation, subject to acquiring the necessary consents. The current owners have 'pre-application approval for planning' (2022) – further details can be supplied by the agent upon request.

Approximate Floor Area = 349.48 sq m / 3762 sq ft

Barn = 75.37 sq m / 814 sq ft

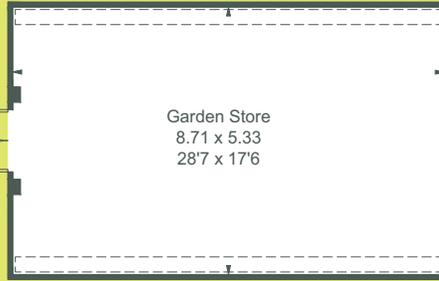
Store = 46.42 sq m / 500 sq ft

Car Port / Stable = 88.39 sq m / 951 sq ft

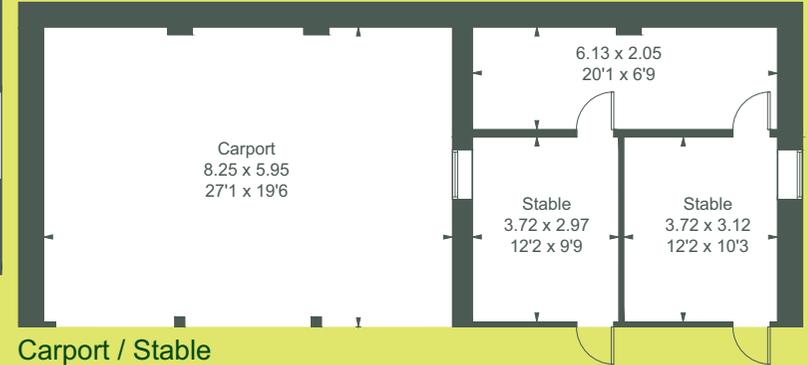
Total = 559.96 sq m / 6027 sq ft



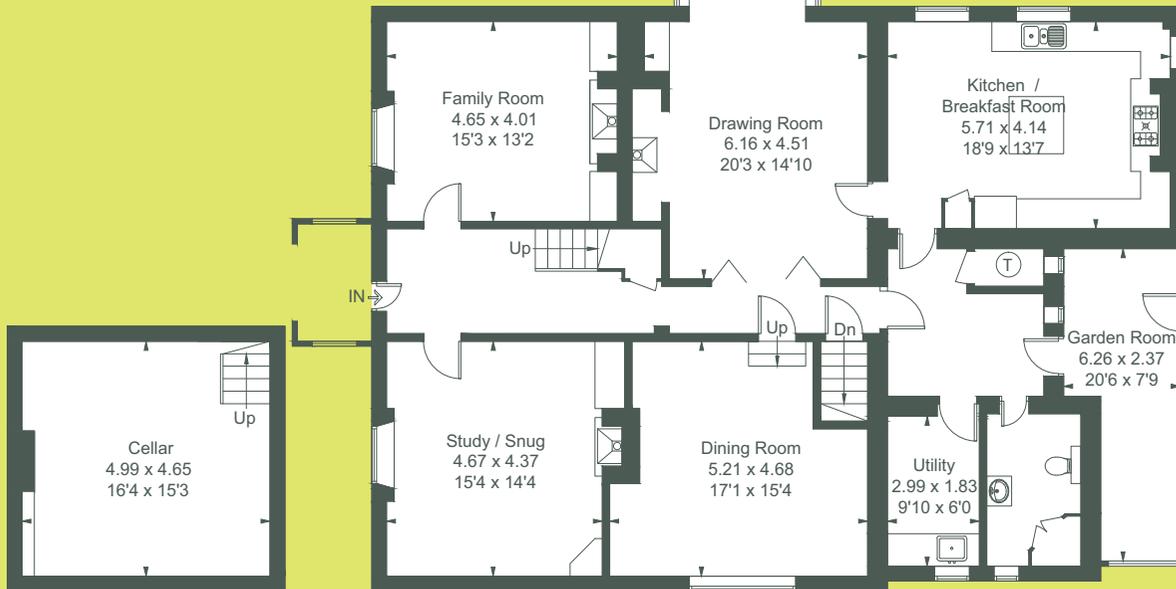
Barn



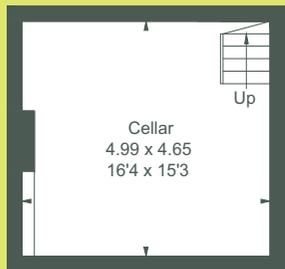
Store



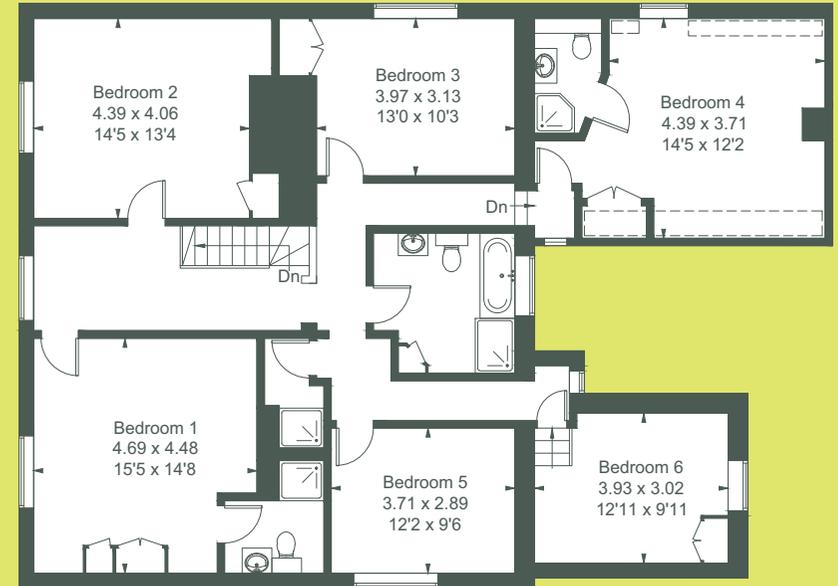
Carport / Stable



Ground Floor



Cellar



First Floor

I Directions to PO7 4QR

From Petersfield, head south on the A3 taking the Clanfield/Hambledon exit. Proceed through Clanfield, bearing right towards Hambledon opposite the classic car garage. Continue on this road through Hambledon village to the end, turning left onto the B2150. After approximately half a mile, bear right onto Fareham Road signposted to Worlds End and continue for just under a mile where the entrance gates to Great Ervills House will be found on the right-hand side.

 WHAT3WORDS ///prawn.grinning.gratuity



Viewing strictly by appointment



Services: Oil fired central heating. Private drainage, mains water and electricity.

Council: Winchester City Council

Council Tax: Band H

EPC: D58

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 March 2023

