



Hoemoor Farm

KILN LANE | HAMBLETON | HAMPSHIRE | PO7 4QJ

Wilson | Hill

The House – Master Bedroom with En Suite Dressing Room and Bath/Shower Room | Four Further Double Bedrooms, One with En Suite Shower Room | Family Bathroom
Entrance Hall | Cloakroom | Vaulted Sitting Room | Kitchen/Dining Room | Study | Family Room | Laundry Room | Utility Room | Wet Room | Boot Room | Boiler Room
The Flint Barn – Part Vaulted Living Room, Gym and Shower Room, Mezzanine Bedroom | Triple Open Fronted Garage | Two Stables | Field Shelter | Outdoor Ménage
Garden and Paddock | Summer House | Various Outdoor Stores in all about 1.84 Acres (0.74 ha).

Wickham 4.6 miles, Hambledon 3.5 miles, Petersfield 14.1 miles, Winchester 17.1 miles, Portsmouth 8.4 miles, Southampton 17.3 miles. M27 J11 3.9 miles







| The Property

Hoemoor Farm is an amazing family house with space for everyone to find their own corner and a brilliant home for entertaining. Inside the space is cleverly arranged with two wings linked with front and back stairs. The kitchen dining room is L shaped with French doors leading into the garden and double doors opening into an impressive oak framed and vaulted sitting room, providing great day to day living space. A passage links the back of the house to a

spacious family room. The study, laundry room, wet room and utility room are practical spaces for country living with two back doors. Upstairs there are five large double bedrooms two with en suite bath/shower rooms and a family bathroom. Adjacent to the house is a versatile brick and flint annexe which is currently used as a gym, but is ideal for guests, family or a home office.





Location

Set back from a 'no through' single track lane, Hoemoor Farm is located amongst open countryside between the village of Hambledon and the old market town of Wickham, where there are local amenities including a traditional range of shops. The neighbouring village of Newtown has a well regarded primary school and there are choices in the independent sector with Boundary Oak and Portsmouth Grammar School within range locally. For a more comprehensive range of shopping, sport and leisure facilities including Waitrose, Petersfield is about 14 miles away and has a mainline station with train services to London Waterloo in just over the hour. The larger centres of Winchester, Portsmouth and Southampton are all within reasonable driving distance. The M27 locally gives easy access to

the Solent and the South Coast with links to the A3 and M25. There is great scope for both riding, cycling and walking in the area.



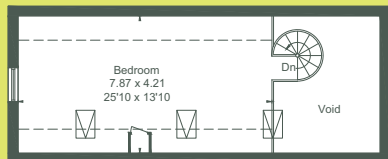


Outside

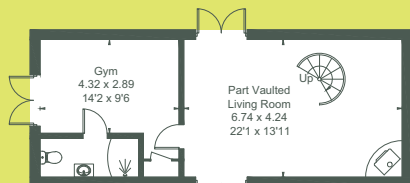
An electric gate opens onto a gravel drive which sweeps up to the house. To one side is a paddock, with stabling, field shelter and an outdoor ménage. The garden is arranged behind and to the south of the house with choices of paved terraces on two sides. There are mature boundary hedges providing privacy and for ease of management the garden is mainly lawn with several mature trees. Behind the annexe is a more natural area of garden with small pond, vegetable garden and currently home to pigmy goats. In all about 1.84 acres (0.74 ha).



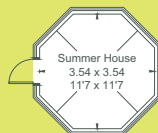
Approximate Area = 514.7 sq m / 5540 sq ft
 The Flint Barn = 83.4 sq m / 898 sq ft
 Outbuildings = 77.8 sq m / 837 sq ft
 Total = 675.9 sq m / 7275 sq ft
 (Excluding Voids / Shed / Field Shelter / Including Eaves)
 Including Limited Use Area (23.5 sq m / 253 sq ft)



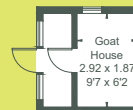
The Flint Barn - First Floor



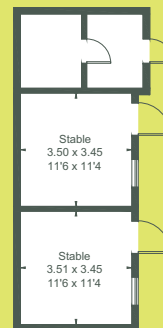
The Flint Barn - Ground Floor
 (Not Shown In Actual Location / Orientation)



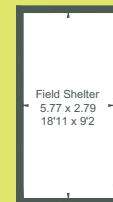
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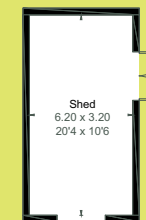
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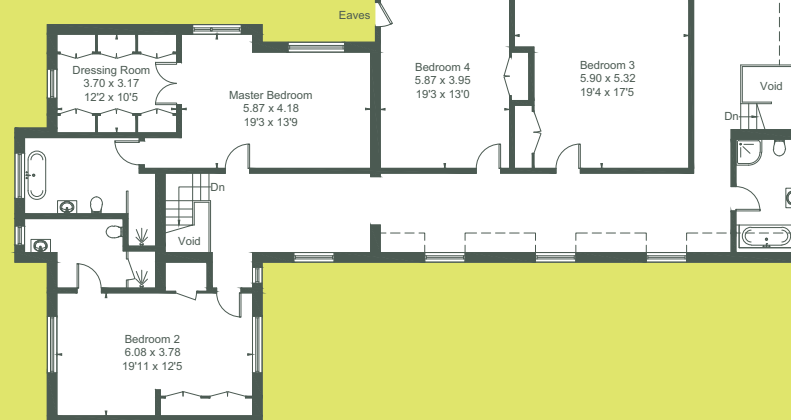
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Ground Floor



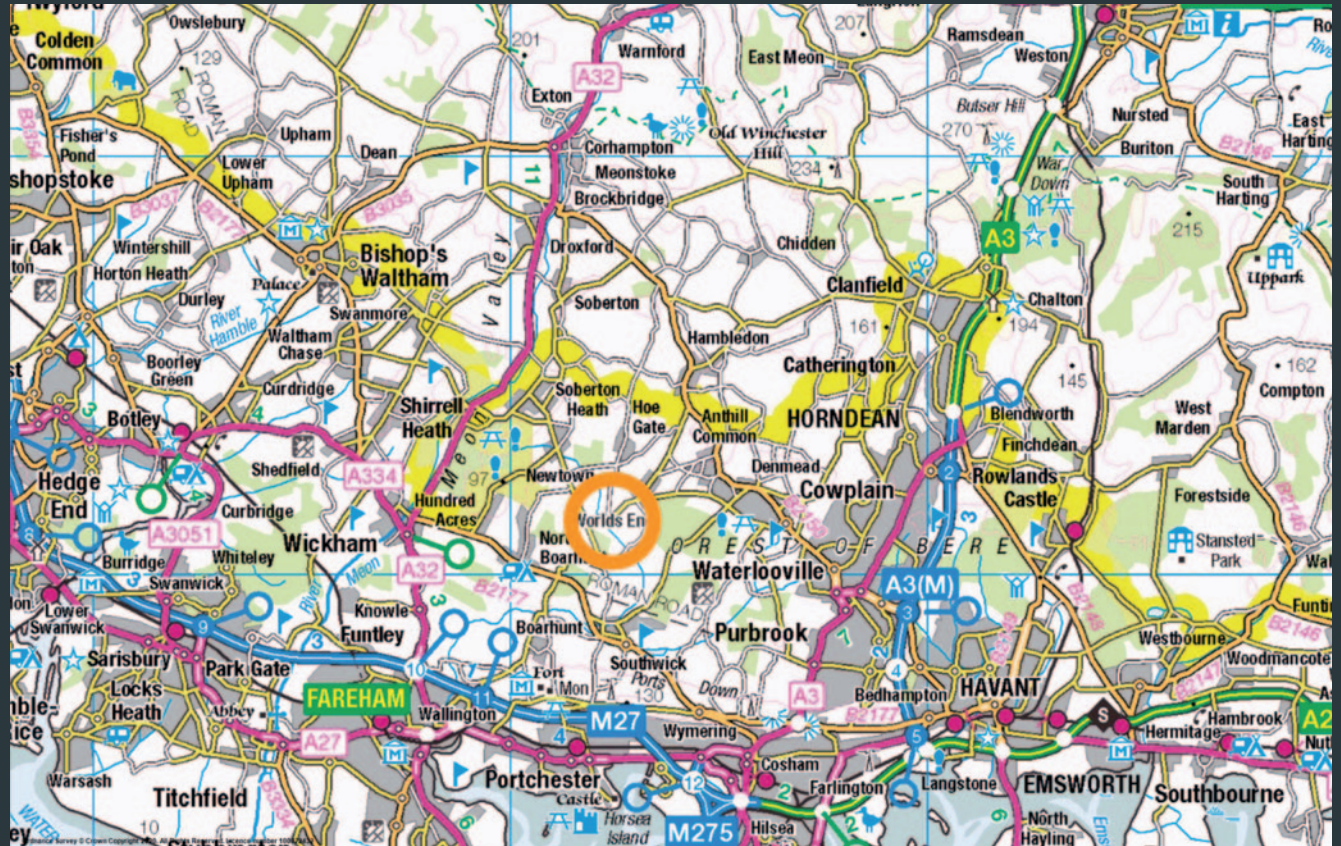
First Floor

I Directions to PO7 4QJ

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 all the way to Hambledon. Continue through the village to the T junction turning left on the B2150. Follow this road for 0.5 of a mile and take a right hand fork turning into Fareham Road (signposted Worlds End). Follow this road for about 2.4 miles and just past the Horse & Jockey pub take the 2nd right into Kiln Lane. Proceed up the lane and Hoemoor Farm is the only property on the left.



Viewing strictly by appointment



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Services: Mains metered water, electricity, LPG and private drainage.

Council: Winchester City Council,
www.winchester.gov.uk, 01962 840222

Council Tax: Band H

EPC: The House – E44, The Flint Barn – G1

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.

Photographs and details dated August/September 2020

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For video click here



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