



Old Rushmere

RUSHMERE LANE | HAMBLEDON | PO7 4SG

Wilson | Hill

Master Bedroom, Dressing Area and Ensuite Bathroom | Guest Bedroom with Ensuite Shower Room | Third Bedroom with Ensuite Shower Room and Mezzanine above
3 Further Bedrooms | Family Bathroom | Washroom | Large Entrance Hall with Gallery Landing Above | Drawing Room | Dining Room | Family Room | Sitting Room | Study
Kitchen/Breakfast Room | Utility Room | Cloakroom | Detached Office Building with Kitchenette | Double Garage | Outbuilding made up of Stable, Garage, and Workshop
Tennis Court | Gardens and Paddock, in all about 3 Acres (1.21 ha)

Petersfield 9.5 miles, Winchester 16 miles, Guildford 36 miles, London 67 miles







I The Property

Old Rushmere is a fascinating country house with a lovely contemporary feel. Our client bought the property in 2016 and almost completely replaced the old house with what you see today. The accommodation is arranged over three floors and offers well proportioned and flexible accommodation. At the heart of the house is a very large kitchen/breakfast room and beyond that there are three principle reception rooms, a family room and study. Upstairs there are three bedroom suites and then

three further bedrooms, a family bathroom and a wash room. The top floor with two of the bedrooms and has been designed to be used as a self contained area if required. Within the grounds there are a good range of outbuildings including an office building, double garage and further garage, workshop, stable and tennis court. The house sits in 3 acres of ground with attractive views over open countryside and is one that has to be viewed to be truly appreciated.





Location

The property lies on the southern edge of Hambledon, the home of cricket, 0.4 miles from the centre of village, which has good facilities including a primary school, shop, pub and village hall. For a more comprehensive range of shopping, sport and leisure facilities including Waitrose, Petersfield is 9.5 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 few minutes drive to the east 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 including The Monarchs Way and The South Downs Way.





I Outside

A gravel drive leads up to the house and provides extensive parking and adjacent to this are the office and double garage. Approached via a separate access is the yard area where the other outbuilding is located made up of a garage, workshop, and stable. The house sits in large level gardens and adjacent to the

house is an extensive area of terracing leading to lawns which are bounded in places by herbaceous and shrub borders. There is also a vegetable growing area and then an area of woodland. Beyond the yard is the hard tennis court and to the side of this, the paddock. The grounds as a whole total 3 acres.

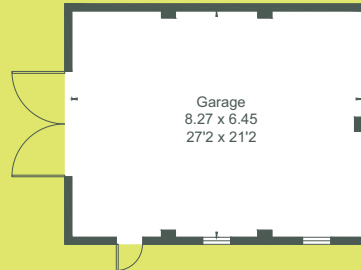


Approximate Area = 436 sq m / 4693 sq ft
 Outbuildings = 121.9 sq m / 1312 sq ft
 Total = 557.9 sq m / 6005 sq ft
 (Including Mezzanine / Garage / Excluding Voids)
 Including Limited Use Area (28.1 sq m / 302 sq ft)

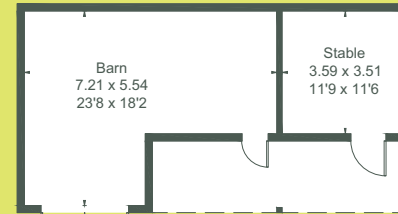


(Not Shown In Actual Location / Orientation)

Outbuildings

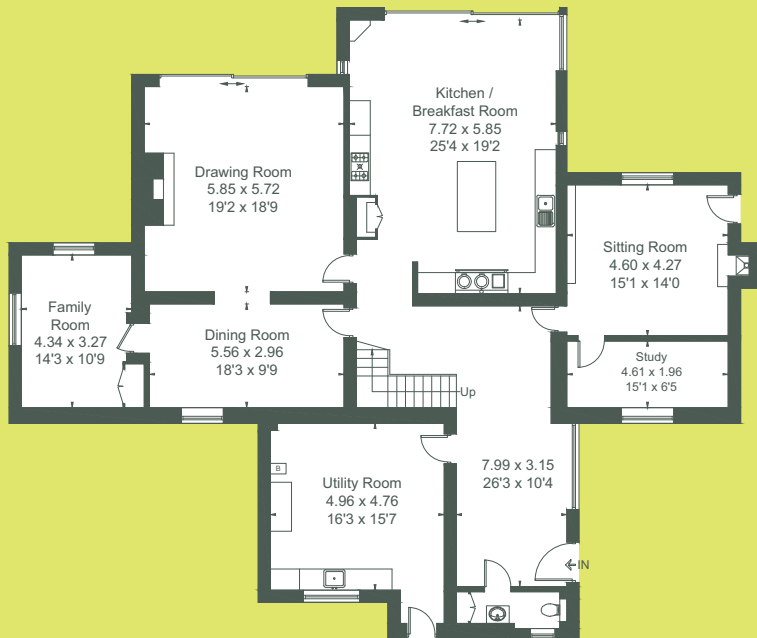


(Not Shown In Actual Location / Orientation)

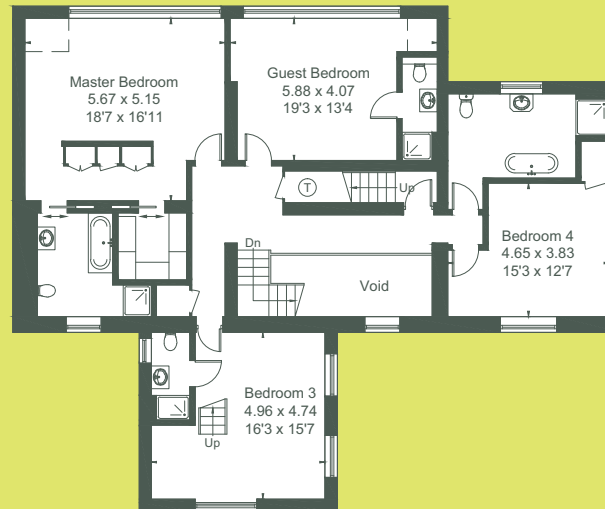


(Not Shown In Actual Location / Orientation)

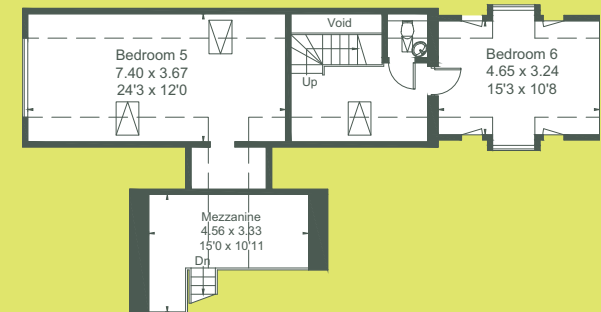
Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

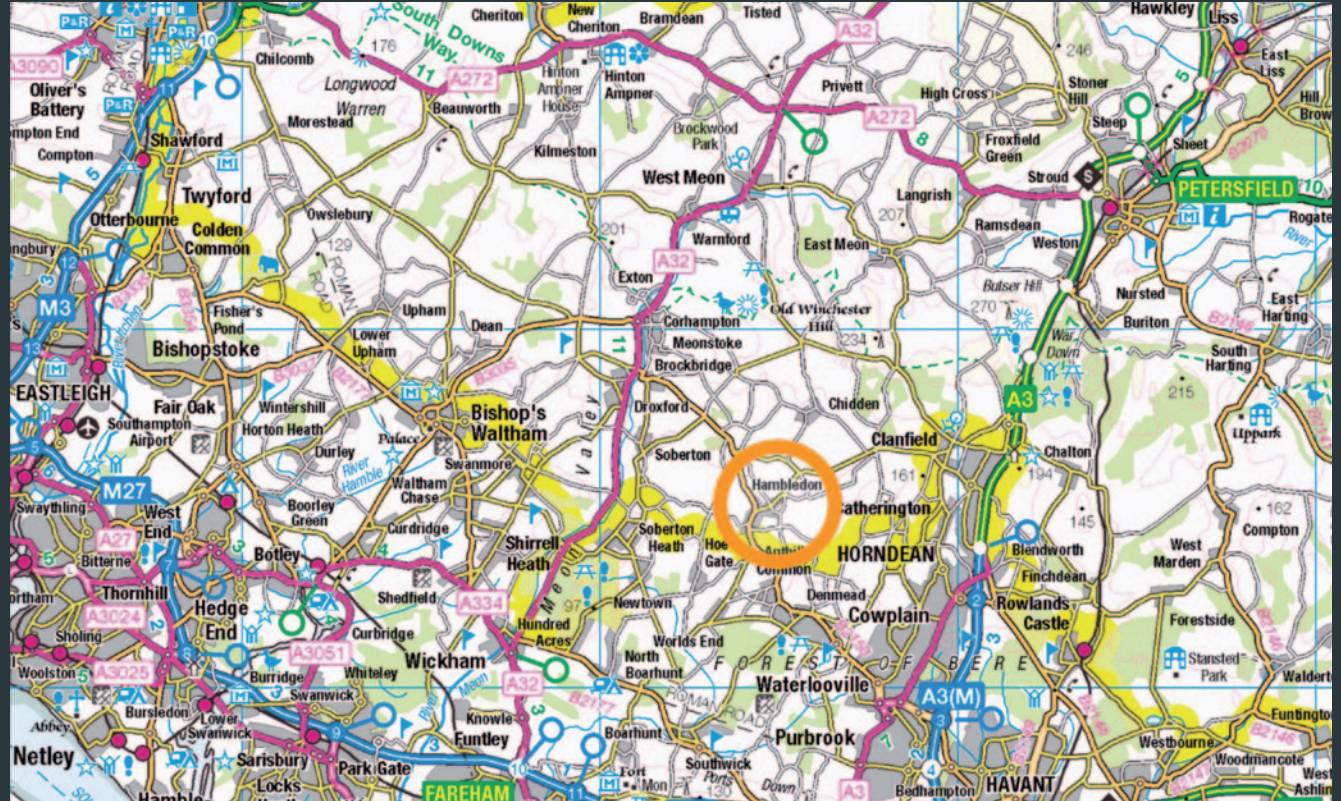
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 251107

I Directions to PO7 4SG

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 go along for just under 3 miles where you come to the village of Hambledon. Proceed down into the centre of the village and there just after The George House and before the village shop turn left into Speltham Hill. Follow the road up the hill and carry on out of the village and about 200 yards after the speed derestriction sign you will come to a turning on the left signed Pit Hill. Carry straight on where the entrance to Old Rushmere will be found after a further 30 yards on the left.



Viewing strictly by appointment



© Promap

Services: Oil fired boiler providing hot water and under floor heating to the majority of the ground floor, the remainder of the house being heated by radiators. Mains water and electricity, private drainage

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

Council Tax: Band G. EPC: C70.

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 dated March and May 2020, details dated March 2020.

