

Hapton House Hambleton



Strutt
& Parker

Land and property. Since 1885.

A fascinating family home in the heart of Hambleton.

Hapton House, dating back to 1957, has remained in the same family for over four decades. The original timber-framed “Colt House” has been expanded with later additions, now offering over 3888 square feet of well-proportioned accommodation spread across three floors. Adjacent to the house stands a Grade II listed folly from the 1800s, providing excellent guest accommodation and currently generating income as a holiday let.

Upon entering, guests are greeted by a welcoming entrance hall leading to the principal reception rooms. The generous dining room is perfect for formal entertaining, while the bright and spacious sitting room features a brick fireplace and wood-burning stove, with French doors opening onto the garden. The kitchen/breakfast room boasts a wide range of wall and base units, integrated appliances, an Alpha Range-style cooker and a breakfast bar. Adjacent to the kitchen is a snug with a wood-burning stove and large picture frame windows offering views of the garden. A useful utility room and a separate boot/dog room complete the ground floor, with built-in dog beds – a particularly handy feature for country living. The ground floor also includes a useful study and a cloakroom. Internal access from the entrance leads to the indoor swimming pool, which features a changing and shower room.

The first floor houses a principal bedroom with wonderful garden and village views, accompanied by an en suite shower room. A guest bedroom also boasts an en suite bathroom, while two further bedrooms, a family bathroom and a separate cloakroom, along with an airing cupboard, complete the first floor. The second floor features two additional attic rooms, which have been ideal children’s rooms and a study.

Hapton Folly is a charming brick built tower over three floors, the ground floor comprises a kitchen area and shower room, stairs lead up to a sitting and dining area and another flight of stairs takes you to the bedroom from which there are lovely views.



Outside

A generous driveway sweeps up to the front of the house, providing ample parking for several vehicles alongside access to the double garage. To the rear, the south-facing gardens are a true highlight—bathed in sunlight and thoughtfully arranged with an area laid to lawn, mature shrubbery and colourful herbaceous borders. Paved terraces create the perfect setting for relaxed outdoor dining and entertaining throughout the warmer months. For those seeking a taste of the good life, the garden offers productive raised vegetable beds, an established fruit cage, a greenhouse and two practical sheds—ideal for keen gardeners and those embracing a more self-sufficient lifestyle. A rare and valuable addition within a village setting, the property also benefits from a paddock of approximately 0.72 acres, set discreetly behind the house and accessed independently from Church Lane.

Location

Hambleton is an historic and beautiful village in South Hampshire. It has a collection of attractive period cottages and houses that run along a central high street as well as a variety of amenities including Lotts General Stores and Tea Rooms, the Peoples Market and The Vine pub. Hambleton is also famous for its cricket club, which is one of the oldest in the world and has been in existence since 1750. The area, which forms part of the South Downs National Park, has always been an Area of Outstanding Natural Beauty and offers an abundance of footpaths and bridleways including the South Downs Way, Wayfarers Walk and Monarchs Way. There are main line railway stations at Petersfield and Winchester. Hapton House is conveniently located for a number of excellent primary and secondary schools including Hambleton Primary School, West Hill Park, Bedales, Churchers College, Twyford Prep School, Portsmouth Grammar School, St Swithuns School and Winchester College.

General

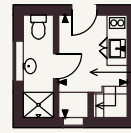
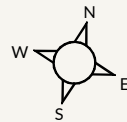
Local Authority: Winchester City Council
 Services: Mains water and electricity, oil fired central heating. Private drainage. We understand that the private drainage at the property may not comply with the relevant regulations. Further information is being sought.
 Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band G. EPC Rating: D



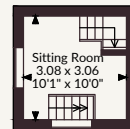
3823 sq ft (355 sq m)
5 bedrooms
3 receptions
Grade II listed Folly
Indoor swimming pool
1.11 acres
Freehold | Hambleton

Guide price £1,600,000

Hapton House, Church Lane, Hambledon
 Main House internal area 3,823 sq ft (355 sq m)
 Garage internal area 404 sq ft (38 sq m)
 The Folly internal area 310 sq ft (29 sq m)
 Garden Store internal area 95 sq ft (9 sq m)
 Total internal area 4,632 sq ft (430 sq m)



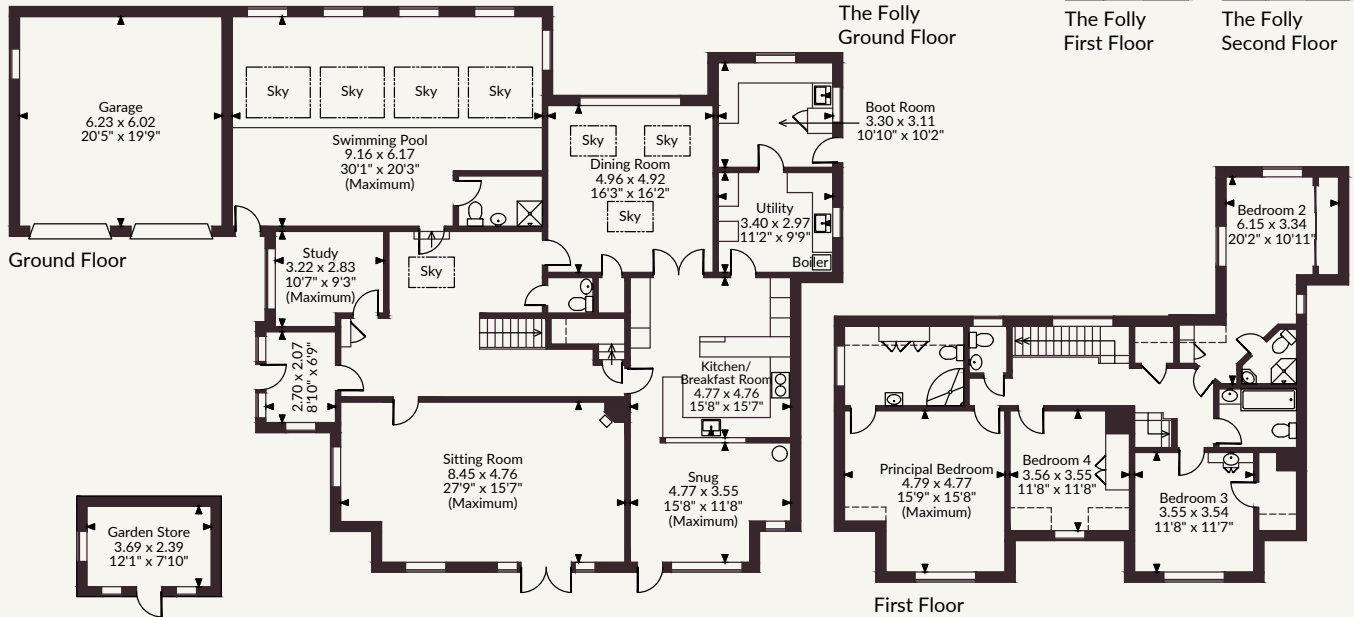
The Folly Ground Floor



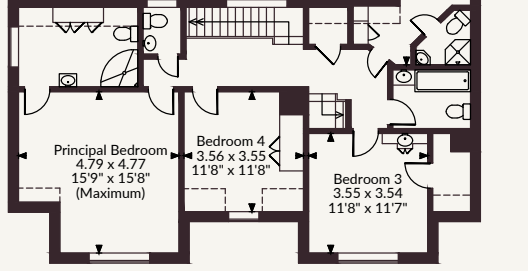
The Folly First Floor



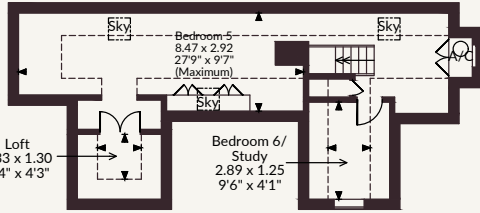
The Folly Second Floor



Boot Room 3.30 x 3.11 / 10'10" x 10'2"



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8683985/DWL

Strutt & Parker Winchester
 The Pump House, Garnier Road
 01962 869999 | Winchester@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken March 2026. Particulars prepared April 2026.