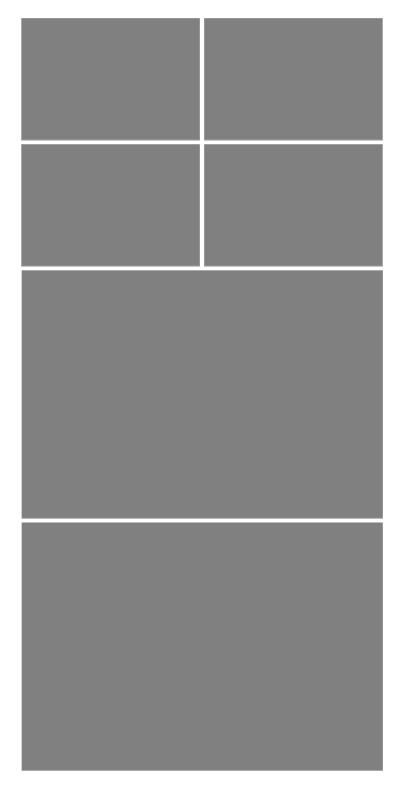
# Guide Price £400,000 Freehold

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Pond Lane, Clanfield, Hampshire, PO8







### **Main features**

- Delightful cottage boasting an abundance of character
- Gardens overlooking wildlife pond
- A fully fitted modern kitchen with a slice of originality in the shape of an 'Aga'
- Parking for several vehicles
- A rural feel, while still being close to travel links and amenities

## **Accommodation**

#### **GROUND FLOOR**

Porch

Dining Room:  $9'4 \times 8'3$  (2.85m  $\times$ 

2.52m)

Lounge: 16'7 x 11'2 (5.06m x 3.41m) Kitchen: 17'0 x 7'9 (5.19m x 2.36m)

Bathroom

#### FIRST FLOOR

Bedroom 1: 17'5 x 9'0 (5.31m x 2.75m)

En-Suite Shower Room

Bedroom 2: 14'0 x 7'3 (4.27m x 2.21m)

#### **OUTSIDE**

Garden (separate to property)
Off Road Parking

Call Waterlooville - 02392 267244 ■ cubittandwest.co.uk

Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details Appliances & services are untested, dimensions are approximate and floor plans are not to scale Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



