

Guide Price

£400,000

Freehold

2x  2x  2x 

**Pond Lane, Clanfield,
Hampshire, PO8**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards

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 x 8'3 (2.85m x 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.



E(53)

C(72)



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