



New Road, Clanfield

**Offers Over £800,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# New Road, Clanfield

\*No Onward Chain\*

A substantial 1930s detached home in the desirable village of Clanfield, in a prime location with spectacular views of Windmill Hill. Perfect for families, it offers ample space inside and out, starting with a gated driveway providing privacy and parking for multiple cars and potential for an annexe (subject to planning).

The grand entrance hall, featuring beautiful original parquet flooring, leads to a charming living room with exposed beams, brickwork, and a cosy log burner. Adjacent is a versatile family/playroom with French doors opening to the private garden. The formal dining room also enjoys garden access through French doors and comfortably accommodates a large dining table and extra seating area. A modern kitchen, complete with an island/breakfast bar, offers garden views and includes a utility room for added convenience. The ground floor is completed with a modern shower room and a separate study, which could create a wonderful double bedroom.

Upstairs, a gallery landing leads to four spacious bedrooms. The first bedroom features ample wardrobe space and shares a Jack-and-Jill bathroom with the second bedroom. A well-appointed family bathroom with both a bath and shower completes this floor.

Outside, the large garden is a sun-filled paradise with a Indian Sandstone patio and well-kept lawn, perfect for relaxation and entertaining. A triple garage with electric and water, as well as a fully boarded loft, offers potential for an annexe, subject to planning. With its space, privacy, and stunning features, this home is a rare find.

Don't miss out on this incredible opportunity, call the office for more information!

EPC - D  
Council Tax - F





## Location - Clanfield

Clanfield is located in the south of East Hampshire, it is situated about 12 miles North of Portsmouth and six miles South of Petersfield and offers excellent access to the main A3 Motorway. It is a semi-rural village with three sides of the village joined by fields including Queen Elizabeth Country Park. Clanfield consists of two parts Old Clanfield and New Clanfield, Old Clanfield benefits from a local public house offering fantastic home cooked meals, convenience store and takeaways. It is in close proximity to Queen Elizabeth Country Park and the South Downs National Park. New Clanfield benefits from newsagent, greengrocer, takeaways, butcher ,doctors surgery, optician, hardware store, hairdressers, coop and popular wine bar. Clanfield offers two schools, Petersgate Infant and Clanfield Juniors. There is a good bus route offering frequent services to the nearby town of Petersfield, Alton and popular Gunwharf Quays in Portsmouth. Clanfield is close to some fantastic schools such as The Petersfield School, Catherington Infant School, Horndean Technology College as well as private schools, Churcher's College, Bedales etc.

## Local authority


East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Additional Information

All main services

## Tenure

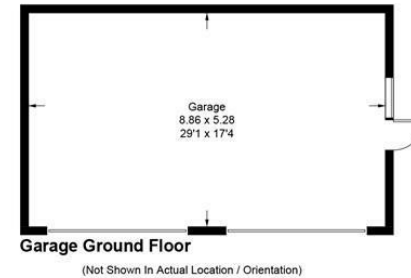
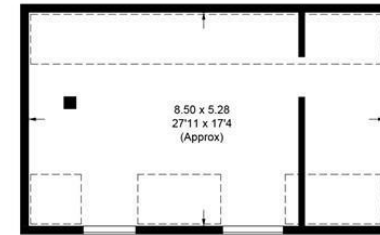
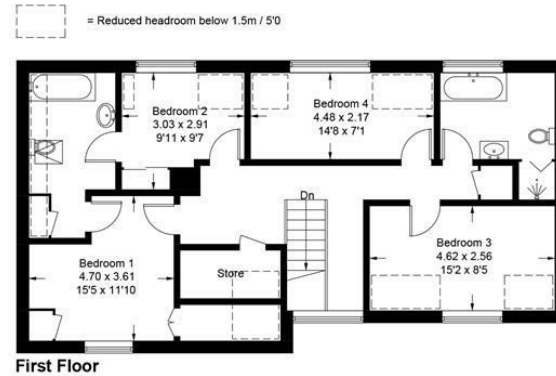
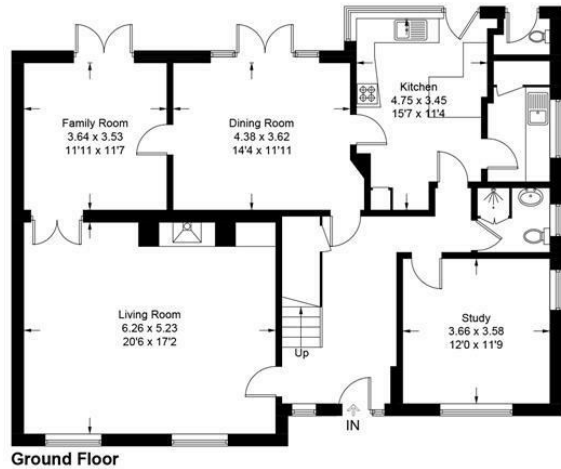
Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# New Road, PO8 0NS

Approximate Gross Internal Area = 203.0 sq m / 2185 sq ft  
(Including External WC)  
Garage = 93.8 sq m / 1010 sq ft  
Total = 296.8 sq m / 3195 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1137126)

## Williams of Petersfield

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