



NESBITT & SONS
ESTATE AGENTS



24 Duncton Road, Waterloooville, PO8 0YR

Offers in the region of £475,000

Settled in the peaceful cul-de-sac of Duncton Road, Clanfield, this charming detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families looking for a calm and comfortable home all within easy reach of the village centre and the A3, with direct links to London.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The charming, well-appointed kitchen is designed for both functionality and style. With a bathroom, en-suite and downstairs cloakroom, the home offers ease and practicality for the whole household.

Set in a semi-rural location, this home benefits from the serenity of countryside living while still being just a stone's throw away from local amenities. This lovely home has the added benefit of being close to the Queen Elizabeth Country Park and South Downs National Park. The village centre, with its shops and services, is easily accessible, ensuring that you have everything you need within reach.

Entrance Hallway

Living Room 15'8" into bay x 11'0" (4.78m into bay x 3.35m)



Conservatory 14'6" x 10'4" (4.42m x 3.15m)



Kitchen/Breakfast Room 10'10" x 9'10" (3.30m x 3.00m)



Dining Room 9'11" x 9'10" (3.02m x 3.00m)



Utility Room 6'9" x 4'9" (2.06m x 1.45m)



Cloakroom

Landing



En-Suite 9'2 x 3'11 (2.79m x 1.19m)



Master Bedroom 14'6 into bay x 10'10 (4.42m into bay x 3.30m)



Bedroom Two 12'8 x 8'8 (3.86m x 2.64m)



Bedroom Three 11'0 x 9'2 (3.35m x 2.79m)



Bedroom Four 9'2 x 8'1 (2.79m x 2.46m)



Family Bathroom 6'7 x 5'7 (2.01m x 1.70m)



Outside

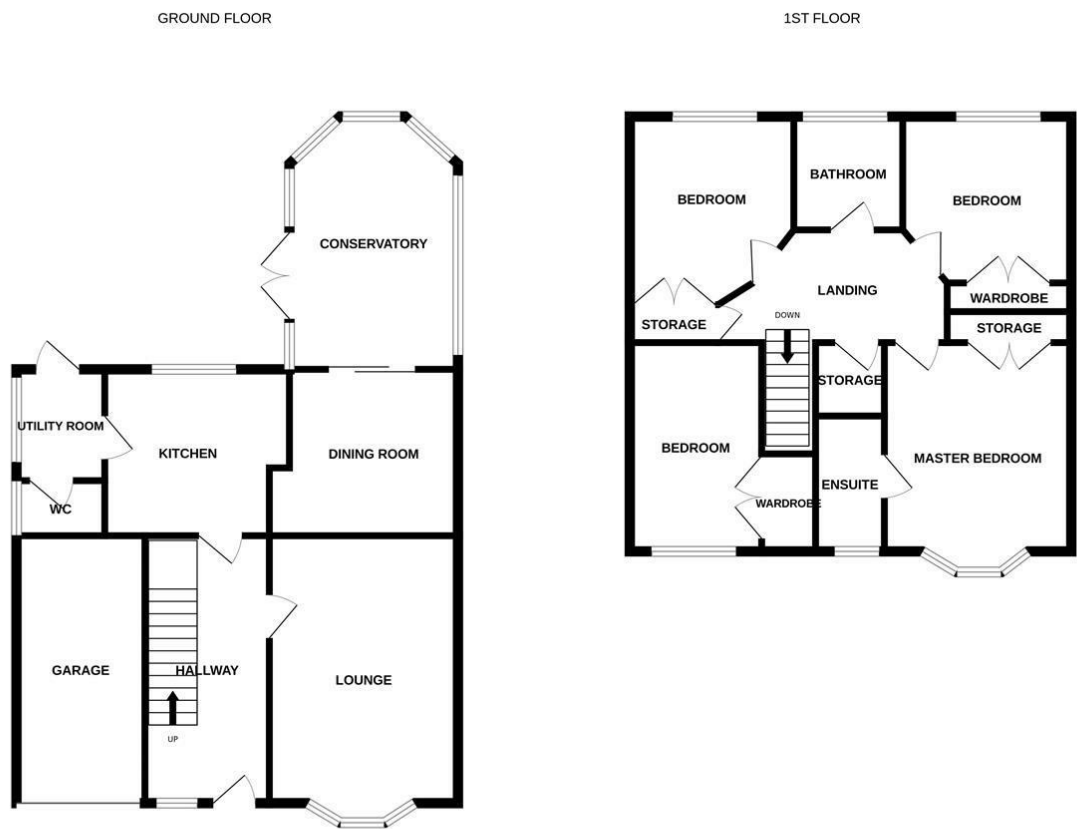
Front Garden

Driveway

Garage

Rear Garden

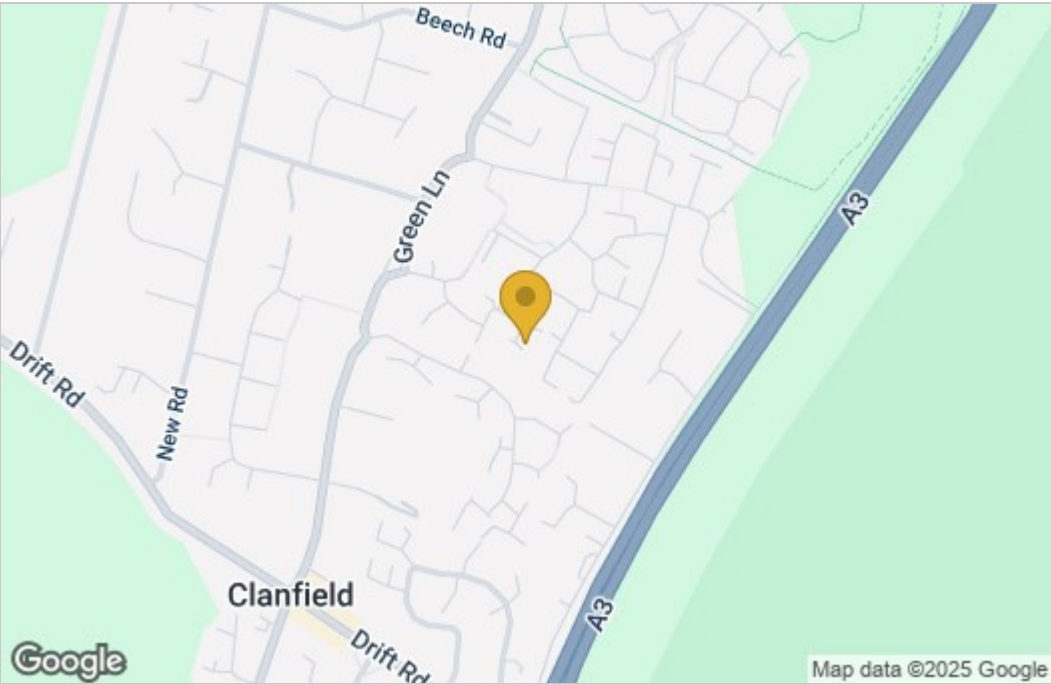
Floor Plan



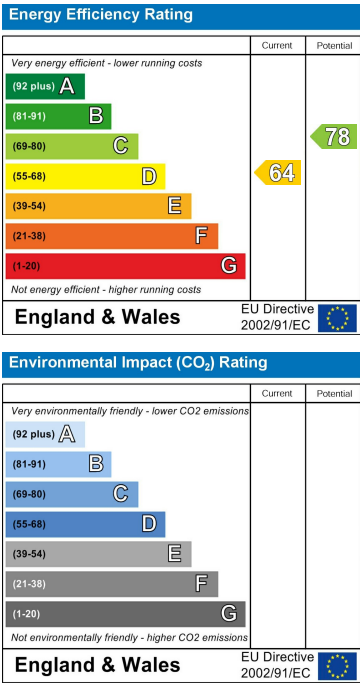
4 BEDROOM DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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