





2 The Mill East Meon Road

Clanfield, PO8 0RP

- CONVERTED MILL
- OPEN PLAN LIVING
- CHARACTER FEATURES
- ALLOCATED PARKING (IN SHARED DOUBLE GARAGE)
- TWO DOUBLE BEDROOMS
- RURAL VILLAGE LOCATION
- IDEAL LOCK UP & LEAVE
- SHARE OF FREEHOLD

We are delighted to present this unique and beautifully presented home, forming part of a converted former steam mill, set in the charming village of Old Clanfield. This character-filled property, dating back over 100 years, seamlessly blends historic features with contemporary comforts, offering a truly distinctive home in a picturesque location.



For nature lovers, the property is ideally positioned, with numerous walking routes nearby, including the scenic Butser Hill. The village itself offers convenient amenities, including local shops and a highly popular pub, enhancing the charm of this location.

Upon entering, you'll find a double garage (shared with 1 The Mill), which includes a storeroom and access to the communal hall. From here, a useful utility room offers ample storage space, ideal for everyday practicalities.

The first floor is home to two spacious double bedrooms, both featuring built-in wardrobes. The principal bedroom is a standout feature, boasting a stunning vaulted ceiling that adds character and an airy feel. These bedrooms share a modern, stylish bathroom suite, perfect for relaxing at the end of the day.

Second Floor:

The second floor presents a fantastic open-plan living space, perfect for both daily life and entertaining. The sitting room and kitchen are seamlessly integrated, with striking blue painted units, contrasting quartz-top counters, and built-in appliances, including a Qooker tap for added luxury. The impressive vaulted ceiling enhances the loft-style ambiance, and the room is flooded with natural light from the numerous windows, making this a bright and inviting space to enjoy.

The shared double garage, provides a dedicated parking space for one car, providing convenience in this sought-after village location.

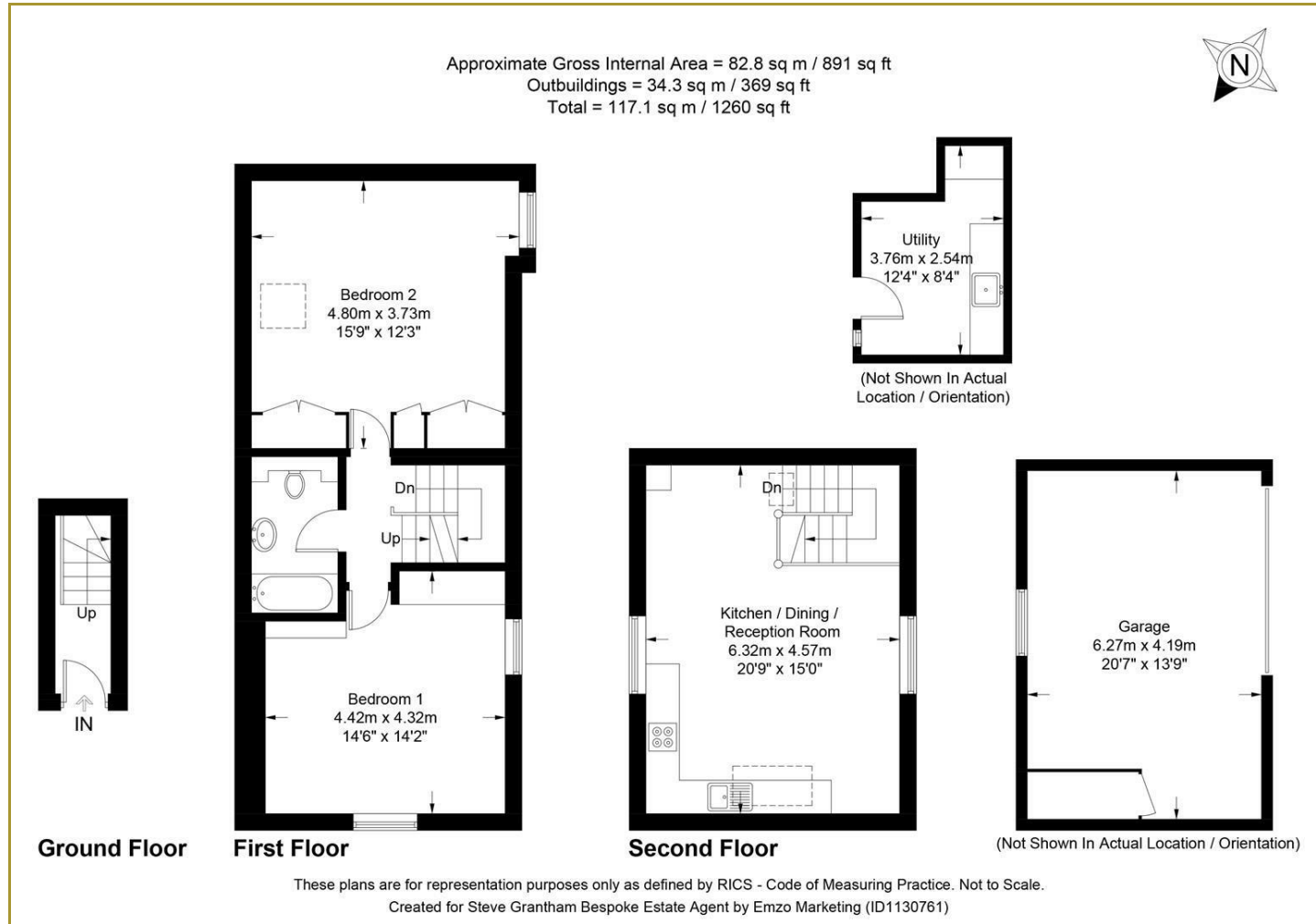
This unique home offers the perfect blend of historic charm and modern living, all set within the desirable village of Old Clanfield. A truly special property, ideal for those seeking character, comfort, and a connection to nature.



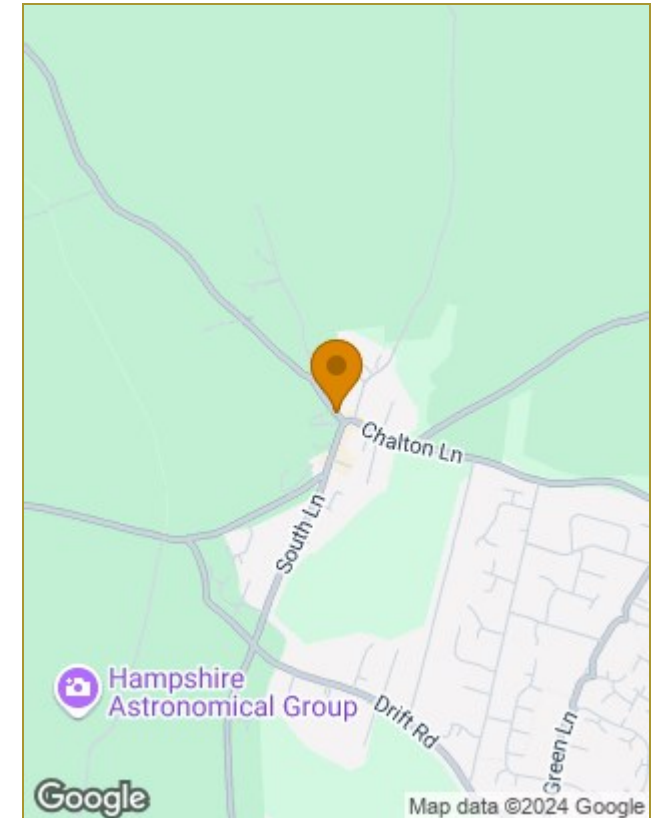




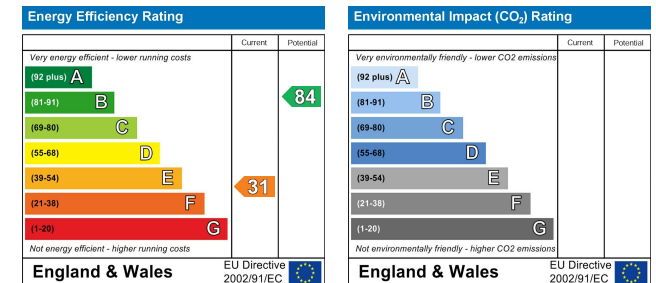
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.