



47 Derwent Close

Clanfield, Waterlooville, P08 0DH

Offers in excess of £470,000



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Welcome to Derwent Close...

This charming four-bedroom detached home, nestled in a tranquil cul-de-sac in Clanfield, offers the perfect blend of convenience and serenity. Situated within walking distance to Clanfield village, the property enjoys an elevated position, providing picturesque views of Catherington Lith and the surrounding fields from the upper floor.

The interior is thoughtfully designed, featuring well-proportioned rooms throughout. The first floor comprises three spacious double bedrooms - one of which was part of an extension by the current owners with fantastic head height and double aspect windows - and a comfortable single bedroom, all complemented by a refitted four-piece family bathroom suite.

The ground floor boasts a generously sized lounge/dining area, ideal for entertaining or relaxing with family with French Doors on to the garden. The extended kitchen/breakfast room offers ample space for cooking and dining, with a breakfast bar ideal for nattering with the family whilst cooking. There is a utility cupboard, housing the washing machine and tumble dryer, whilst the kitchen itself has a range of integrated appliances hidden behind the high-gloss facade of a range of wall and base units. Close to the front door there is a modern refitted WC, adding convenience to the ground floor.

An integral garage/store, complete with an up-and-over door, power, and lighting, provides excellent storage options.

Outside, the south-facing rear garden is beautifully landscaped, featuring a patio seating area perfect for

outdoor dining, a well-maintained lawn, and a variety of shrubs and flower beds, creating a peaceful retreat for relaxation.

To the front, there is a driveway with ample parking for at least three cars.

The home's location offers excellent access to Clanfield village, where a wide range of amenities can be found, from shops and cafes to parks and schools. For those needing to commute, the A3 is easily accessible, providing convenient north and southbound routes. This property combines comfortable living spaces, scenic views, and a prime location, making it an ideal family home in the heart of Clanfield.

Location, Location, Location...

Clanfield is a charming village in Hampshire, nestled at the foot of the South Downs National Park. Known for its picturesque countryside, Clanfield offers a perfect blend of rural tranquility and modern conveniences. The village has a rich history, with roots dating back to Saxon times, and is characterized by its traditional English architecture, green spaces, and community spirit. Clanfield boasts a variety of local amenities (including an independent butchers, greengrocers, hardware store and coffee shop) pubs, and a community center, making it a vibrant and self-sufficient place to live. The village is surrounded by stunning landscapes, offering ample opportunities for outdoor activities such as hiking, cycling, and exploring nearby Catherington Lith and Butser Hill.

Close by is the historic market town of Petersfield, which can be accessed via a cycle path or a few

junctions on the A3M. The town features a vibrant market square, surrounded by charming shops, cafes, and historic buildings. Petersfield Heath, with its large pond and green spaces, offers residents and visitors a peaceful retreat for leisure and outdoor activities. Importantly Petersfield is well-connected by road and rail, providing easy access to nearby cities like Portsmouth and London Waterloo within an hour.



Road Map



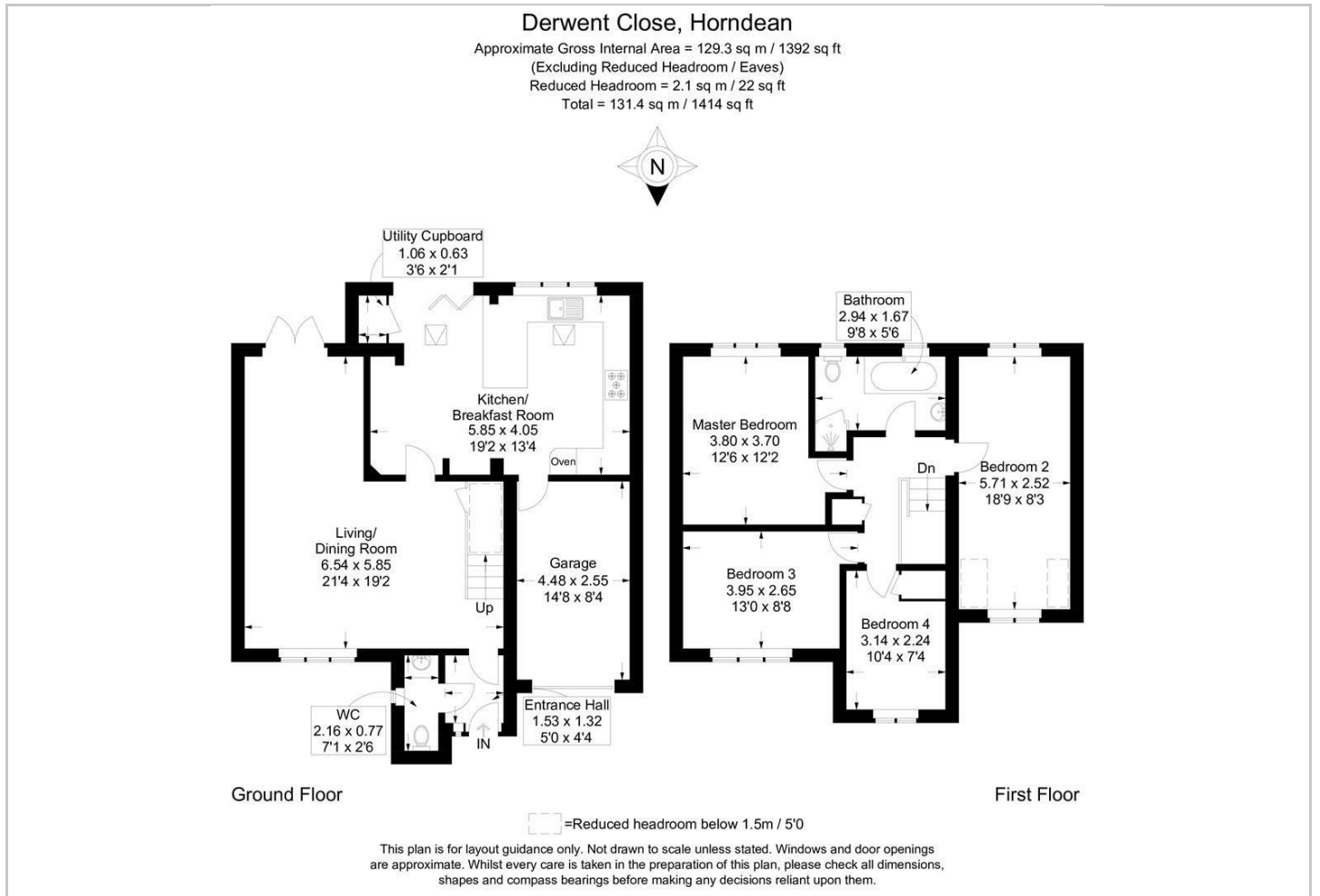
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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