

**£525,000**

**Church Close**

Clanfield, PO8 0XL

## PROPERTY SUMMARY

Located in Old Clanfield we are delighted to offer for sale this 4 bedroom detached family home located close to the local amenities. The property boasts 4 well proportioned bedrooms with en-suite to master, modern fitted family bathroom, large light and airy lounge with log burner, separate dining room, study, fitted kitchen, additional separate WC and utility room. Externally there is a lovely, well maintained rear garden and off road parking. Properties in this location attract immediate interest so to avoid disappointment contact us as sole agents today.





**HALLWAY** Composite door to front, radiator, stairs leading to first floor, doors to all downstairs rooms, door to:

**WC** Window to front aspect, heated towel rail, wash hand basin, door to:

**UTILITY ROOM** 6' 3" x 5' 11" (1.91m x 1.8m) Window to front aspect, radiator, matching cupboards and units, space for tumble dryer, plumbing for washing machine, space for fridge/freezer, storage cupboard.

**DINING ROOM** 11' 8" x 9' 1" (3.56m x 2.77m) Bay windows to front aspect, window to side aspect, radiator.

**STUDY** 11' 2" x 8' 6" (3.4m x 2.59m) Window to side aspect, radiator, built in desk.

**KITCHEN** 14' 4" x 11' 7" (4.37m x 3.53m) Window to rear and side aspect, cupboard housing boiler, a range of wall and base units incorporating sink unit, door to side aspect, space and plumbing for dishwasher, integrated fridge/freezer, built in hob with fan over, built in oven, water softener.

**LOUNGE** 17' 10" x 11' 3" (5.44m x 3.43m) Sliding doors to rear aspect, window to rear aspect, radiator, log burner.

**LANDING** Doors to all rooms, access to loft, radiator, storage cupboard.

**BEDROOM 1** 15' 4" x 10' 3" (4.67m x 3.12m) Windows to front and side aspect, radiator, built in wardrobes, door to:

**ENSUITE** Window to side aspect, wash hand basin, shower cubicle, heated towel rail, W.C.

**BEDROOM 2** 15' 7" x 8' 6" (4.75m x 2.59m) Windows to front and side aspect, radiator, 2 sets of built in storage.

**BEDROOM 3** 10' 1" x 10' 1" (3.07m x 3.07m) Window to rear aspect, radiator, built in storage.

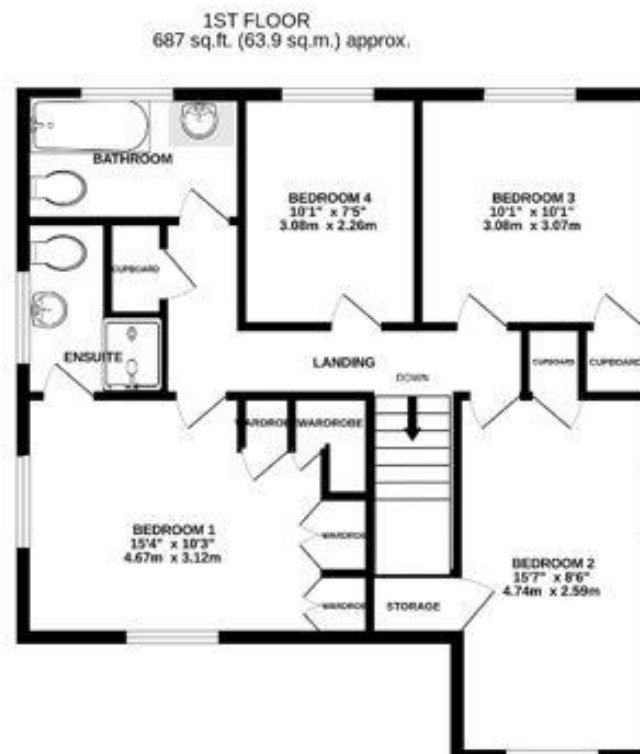
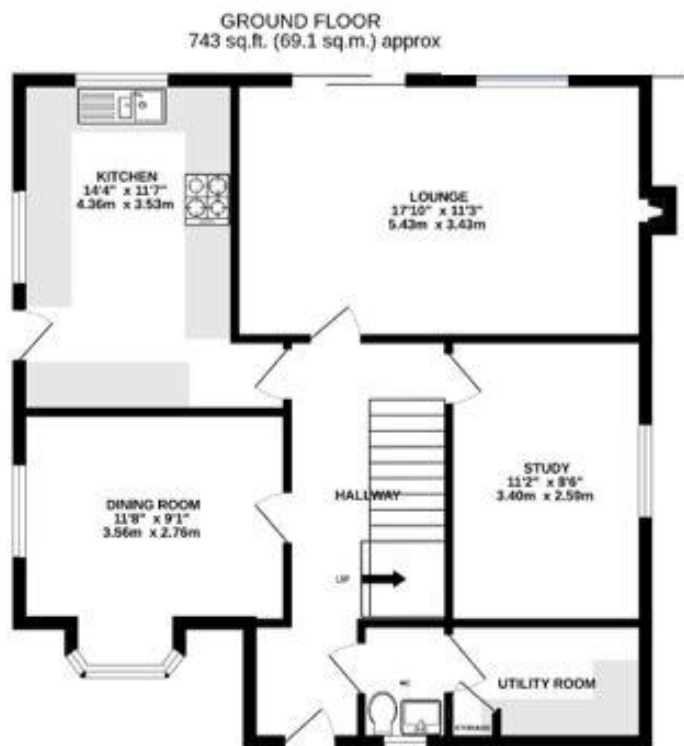
**BEDROOM 4** 10' 1" x 7' 5" (3.07m x 2.26m) Window to rear aspect, radiator.

**BATHROOM** Window to rear aspect, panelled bath with shower over, heated towel rail, wash hand basin, W.C.

## OUTSIDE

**REAR GARDEN** Large area laid to lawn, outside tap and light, shingled area, shed, gated side access to front.

**FRONT GARDEN** Off road parking.



TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.

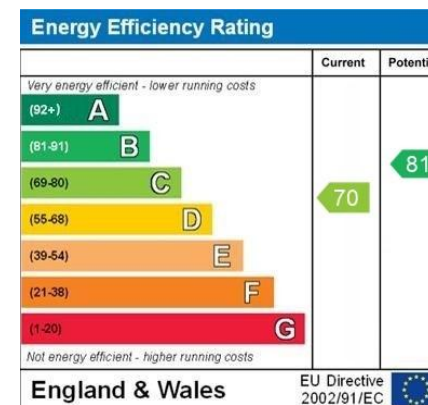
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
East Hampshire District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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