

**£450,000**

**South Lane**

Clanfield, PO8 0RX



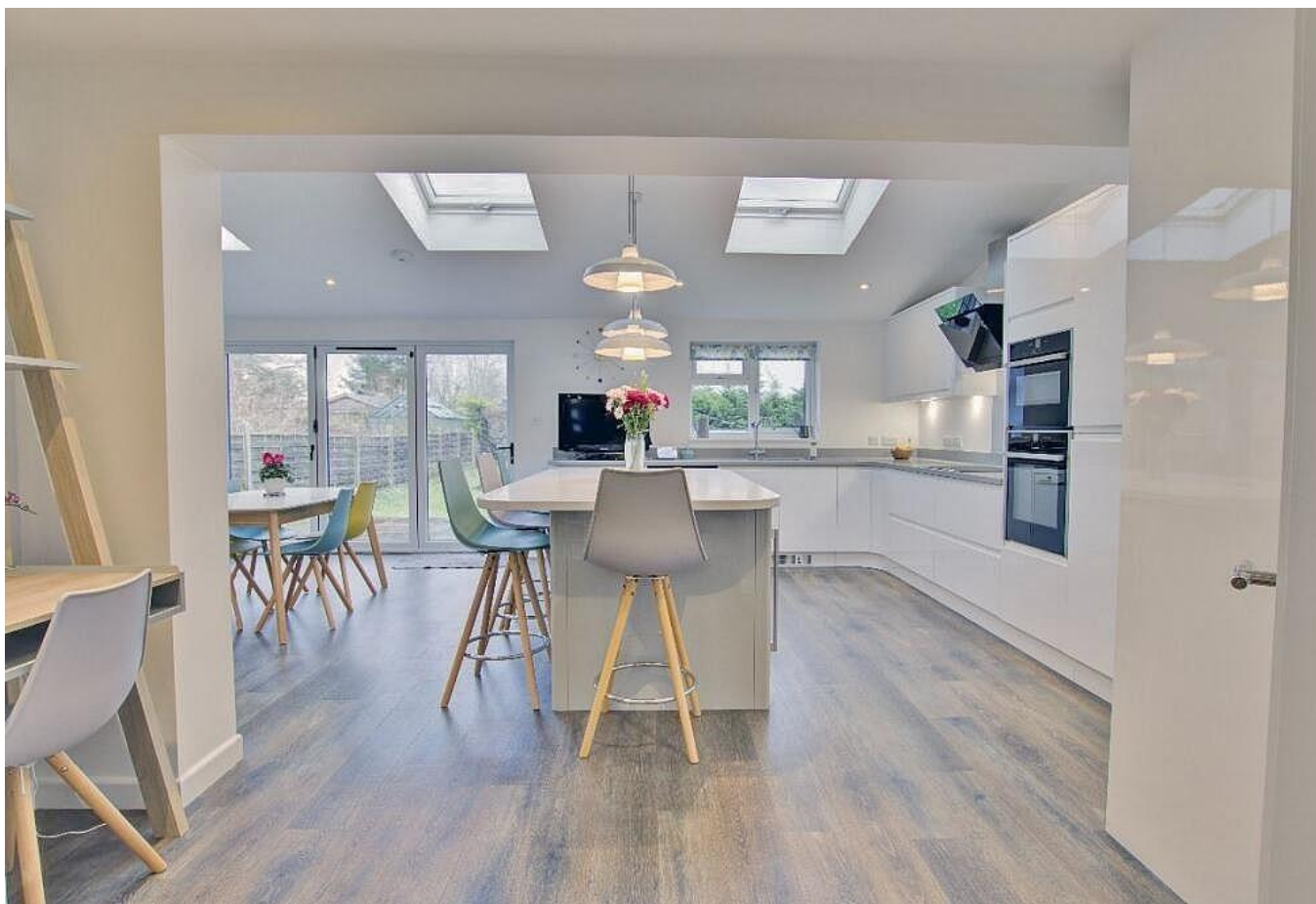
## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac and set in the heart of 'Old Clanfield' village we are delighted to present for sale this very well presented 3 bedroom semi detached property in South Lane. This extended property is an ideal family home and internal viewings are very strongly advised. The property boasts a magnificent open plan kitchen/diner with integrated appliances and opening on to a lovely south facing garden. There is a separate lounge, utility room, family bathroom, 3 well proportioned bedrooms and an additional WC. Externally there is a front garden as well as the south facing rear garden, solar panels, off road parking and fields at the end of the cul-de-sac. Shops, schools and amenities are just a short stroll away and early viewing is advised.

3 

1 

2 





**ENTRANCE HALL** Radiator, Amtico flooring, storage cupboard, stairs to first floor, doors to:

**BATHROOM** Window to side aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, tiled surround and flooring.

**LOUNGE** 17' 3" x 10' 05" (5.26m x 3.18m) Window to front aspect, radiator, open fireplace. double doors to:

**KITCHEN/DINER** 24' 2" x 13' 2" (7.37m x 4.01m) Bifold doors and window to rear garden, 3 x skylight windows, floor to ceiling radiator, extensive range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit with mixer tap over, integrated oven, microwave, induction hob and extractor, integrated fridge, freezer and wine cooler, walk in 'pantry' style kitchen units, plumbing for dishwasher, breakfast bar, spot lighting, matching 'Amtico' flooring, door to:

**UTILITY ROOM** 7' 8" x 5' 9" (2.34m x 1.75m) Window to side aspect, cupboards, units and work surfaces, plumbing washing machine, wall mounted boiler, matching 'Amtico' flooring.

**FIRST FLOOR** Landing - Window to rear aspect, access to loft, doors to:

**BEDROOM 1** 14' 8" x 12' 6" (4.47m x 3.81m) Window to front aspect, radiator, built in cupboard.

**BEDROOM 2** 11' 9" x 9' 2" (3.58m x 2.79m) Windows to front and side aspects, radiator, built in wardrobe.

**BEDROOM 3** 8' 10" x 8' 2" (2.69m x 2.49m) Window to side aspect, radiator.

**WC** Window to rear aspect, WC, hand wash basin.

**OUTSIDE** Front - Lawned front garden with views over local fields, driveway parking.

**REAR GARDEN** South facing and mostly laid to lawn, large patio area, gated side access, shed, lighting.







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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	105	106
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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