

6 CHURCH CLOSE

Clanfield, PO8 0XL

BCM Wilson Hill

6 Church Close

Clanfield, PO8 0XL

£2,350 Per Calendar Month

A beautifully presented, 4-bedroom detached house enjoying an enviable position in this popular village, close to the church.

THE PROPERTY

6 Church Close is a generous, detached 4-bedroom family home, enjoying a tucked away position in this popular village, within a short walk of amenities. The house has been recently refurbished and is presented in very good order throughout and offers ideal accommodation for a family home.

On the ground floor, there is a welcoming open plan kitchen and dining room. This has been recently modernised and features a beautiful kitchen with stone worktops, integrated appliances including built in fridge/freezer, dishwasher and oven. This is a large and bright space with ample space for a dining table. There is a large and bright sitting room with woodburning stove, opening out into the conservatory and garden. There is a downstairs WC and integral single garage, which also works well as a utility space.

On the first floor, the main bedroom is a generous double bedroom with a large range of built in cupboards and en suite shower room. There are two further double bedrooms, both with built in cupboards, a single bedroom/study and family bathroom.

Outside, the property has a driveway with parking for two vehicles and there is side access on both sides of the house to the private rear garden, which is laid to lawn with pretty flower borders.

6 Church Close is located next to the church, in a tucked away position in the village. It is within walking distance of the excellent amenities on offer including a pub, primary school, numerous shops, village hall and park. The nearby A3 gives fast links to both Petersfield and Portsmouth which both offer a comprehensive range of shops and leisure facilities.

ADDITIONAL INFORMATION

Services

Mains gas fired central heating
Mains water, drainage and electricity
Mobile phone coverage likely (according to Ofcom)
Fibre to cabinet Broadband available (according to Openreach)

EPC

C69

Local Authority

East Hampshire District Council
Band F

Deposit

Holding deposit - £542
Security deposit - £2,711











GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.

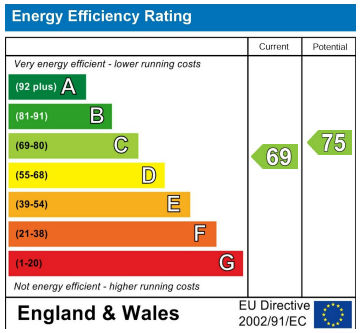
1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 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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