





114 South Lane

Waterlooville, PO8 0RY

- IMPOSING DETACHED FAMILY RESIDENCE IN A SOUGHT-AFTER VILLAGE LOCATION
- OPEN-PLAN KITCHEN/DINING ROOM WITH CENTRAL ISLAND AND BI-FOLD DOOR
- UNDERFLOOR HEATING THROUGHOUT THE ENTIRE GROUND FLOOR
- DETACHED GARAGE WITH GENEROUS DRIVEWAY
- FOUR DOUBLE BEDROOMS INCLUDING TWO EN-SUITES
- THREE SPACIOUS RECEPTION ROOMS OFFERING FLEXIBLE FAMILY LIVING
- BEAUTIFULLY LANDSCAPED, MATURE SOUTH-FACING REAR GARDEN
- MOMENTS FROM THE SOUTH DOWNS NATIONAL PARK AND POPULAR SCHOOLS

Occupying an enviable position within the sought-after village of Clanfield, moments from the breathtaking South Downs National Park, this substantial detached family home combines striking kerb appeal with beautifully proportioned accommodation extending to 2,045 sq ft including the detached garage. Complemented by a private, south-facing rear garden, this is a home perfectly suited to modern family living.

Guide price £675,000



Set behind an expansive block-paved driveway providing ample parking, the attractive double-fronted façade immediately creates a lasting first impression. Upon entering, the welcoming reception hall leads to a thoughtfully designed ground floor, where underfloor heating throughout provides an added touch of comfort and luxury.

To the front of the property, a spacious study offers the perfect environment for home working, whilst a separate sitting room provides a versatile second reception ideal as a snug, playroom or family room. The principal reception room is a great-sized room, enjoying an abundance of natural light and providing an elegant yet comfortable space for relaxing or entertaining.

Undoubtedly the heart of the home is the stunning open-plan kitchen/dining room. Beautifully fitted with an extensive range of contemporary units, granite worktops and a central island, the space effortlessly combines practicality with style. There is ample room for informal dining, while bi-fold doors open directly onto the south-facing terrace, creating a seamless connection between the house and garden and making it perfect for entertaining throughout the warmer months. A separate utility room, useful store cupboard and downstairs cloakroom complete the ground floor accommodation.

The first floor is equally impressive, offering four well-proportioned double bedrooms. The generous principal suite benefits from extensive fitted wardrobes and a stylish en-suite shower room, with bedroom two also having an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Built-in storage throughout ensures the home is as practical as it is spacious.

Outside, the landscaped rear garden is a particular highlight. Enjoying a desirable southerly aspect, it has been thoughtfully designed with mature trees, established planting and colourful borders to create a wonderfully private outdoor retreat. A generous paved terrace provides the ideal setting for al fresco dining, summer entertaining or simply enjoying the peaceful surroundings.

To the front, the detached garage and substantial driveway provide excellent parking for multiple vehicles.

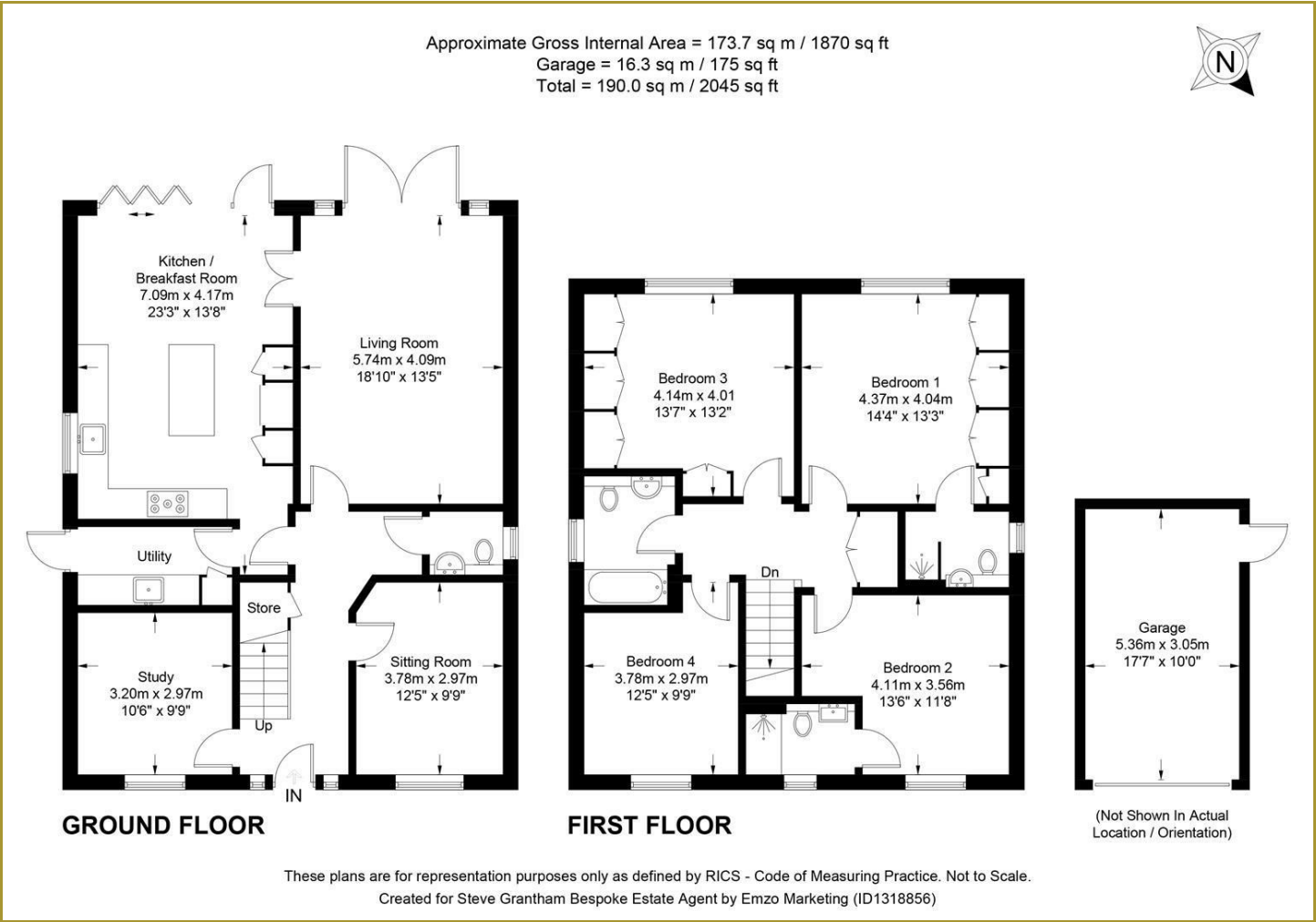
Situated within easy reach of Clanfield's excellent local amenities, highly regarded schools and the extensive network of footpaths and bridleways within the South Downs National Park, this exceptional home offers the perfect balance of village living and countryside lifestyle.



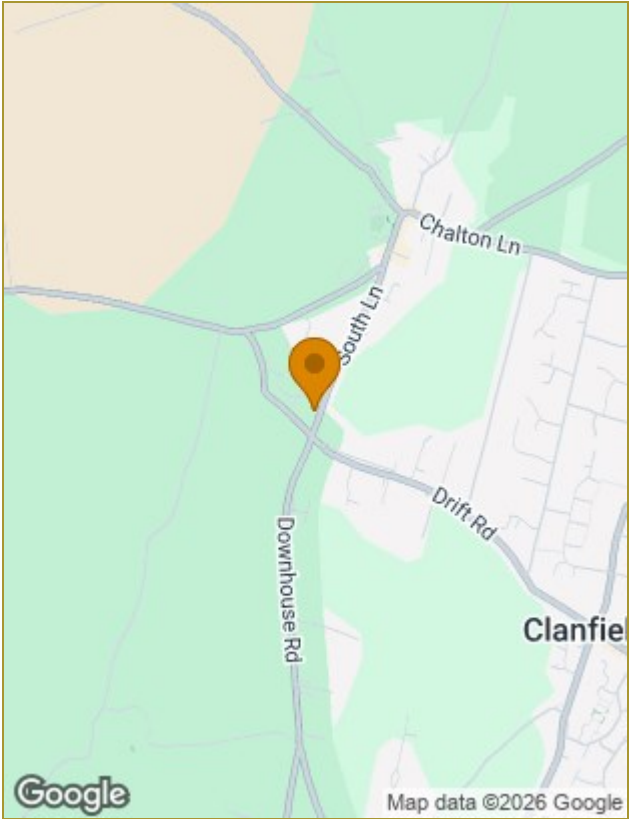




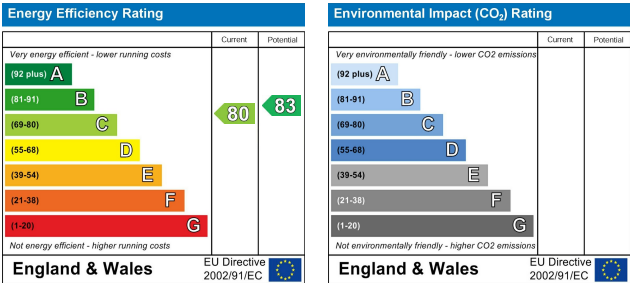
Floor Plans



Location Map



Energy Performance Graph



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