Duncton Road, Clanfield

Price Guide £565,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Duncton Road, Clanfield

Welcome to an outstanding family home located in the heart of Clanfield, beautifully situated on a corner plot and only a short walk from the quaint village centre. This spacious five-bedroom detached property exemplifies modern, comfortable living, offering a perfect balance of peaceful countryside charm and urban convenience, with quick access to the A3.

The ground floor compromises a spacious lounge, a welcoming area for both relaxation and entertaining. The dining room offers the perfect spot for gatherings or versatile use for family activities. Light floods into the home through a delightful conservatory, creating a natural flow to the outdoors and offering a peaceful place to unwind.

At the heart of this home lies the expansive kitchen/diner, a true hub for family life. It's an ideal space for preparing meals and enjoying family gatherings, with easy access to a nearby utility area.

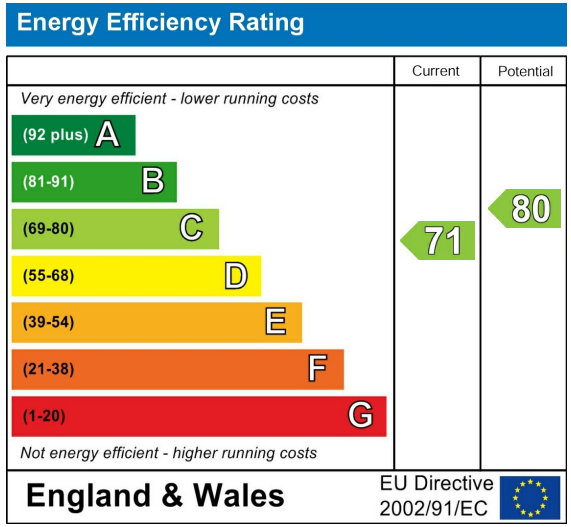
Upstairs, the well-designed layout continues with a master bedroom that boasts an en-suite bathroom, offering a peaceful retreat. Three further generously sized double bedrooms each feature fitted wardrobes, providing ample storage. The modern bathroom combines sleek design with contemporary finishes. The fifth bedroom completes the top floor and could also serve as a home office.

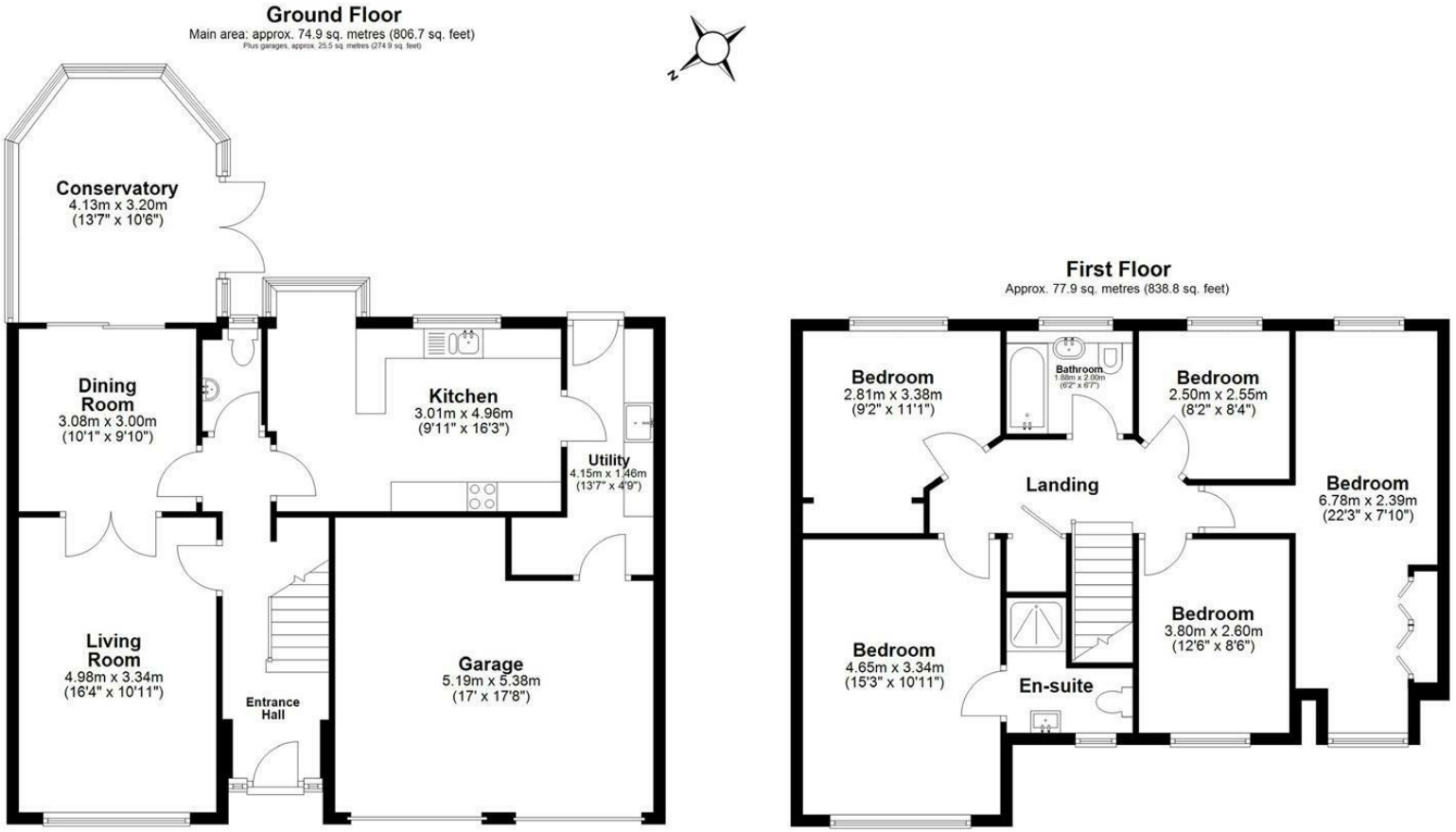
Outside, the beautifully landscaped garden is fully enclosed, offering a safe and serene outdoor space perfect for both gardening and activities. An additional lawned area to the side provides even more outdoor enjoyment. A double garage ensures your vehicles are taken care of, while also offering valuable extra storage space. For added convenience, off-road parking and an EV charge point round out this fantastic package.

Location - Clanfield
Clanfield is located in the south of East Hampshire, it is situated about 12 miles North of Portsmouth and six miles South of Petersfield and offers excellent access to the main A3 Motorway. It is a semi-rural village with three sides of the village joined by fields including Queen Elizabeth Country Park. Clanfield consists of two parts Old Clanfield and New Clanfield, Old Clanfield benefits from a local public house offering fantastic home cooked meals, convenience store and takeaways. New Clanfield benefits from newsagent, greengrocer, takeaways, butcher, optician, hardware store, hairdressers, coop and popular wine bar. Clanfield offers two schools, Petersgate Infant and Clanfield Juniors. There is a good bus route offering frequent services to the nearby town of Petersfield and popular Gunwharf Quays in Portsmouth.

Local authority
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX

Tenure
Freehold





Main area: Approx. 152.9 sq. metres (1645.6 sq. feet)

Plus garages, approx. 25.5 sq. metres (274.9 sq. feet)

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