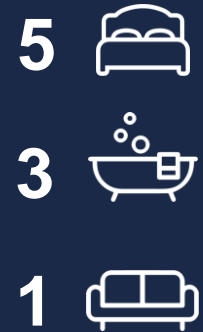




**£660,000**  
**Downhouse Road**  
Clanfield, PO8 0TY

## PROPERTY SUMMARY

With stunning views over the South Downs national park at the front and backing onto local fields at the rear we are delighted to offer for sale this very well presented and spacious 5 bedroom detached family home on Downhouse Way. This impressive property has a large number of benefits and internal viewings are essential to fully appreciate all that is on offer here. The property has 5 good sized bedrooms arranged over 2 floors, 3 bathroom suites, a modern fitted kitchen/breakfast room and a large dual aspect lounge. Externally there is a large front garden with considerable off road parking for multiple vehicles, a garage and a beautiful, large mature rear garden. Early viewing is essential and can be arranged by contacting us as sole agents today!





**ENTRANCE PORCH** Window and door to front aspect, door to:

**ENTRANCE HALL** Radiator, stairs to first floor, doors to:

**BEDROOM** 11' 11" x 11' (3.63m x 3.35m) Window to front aspect, radiator.

**SHOWER ROOM** 8' 07" x 4' 08" (2.62m x 1.42m) Window to side aspect, ladder style heated towel rail, double shower, WC, hand wash basin with cupboard under, majority tiled.

**BEDROOM** 12' 06" x 9' 08" (3.81m x 2.95m) Windows to front and side aspects, radiator, large walk in storage cupboard.

**KITCHEN/BREAKFAST ROOM** 17' 01" x 8' 5" (5.21m x 2.57m) Window to side aspect, double doors to rear garden, radiator, extensive range of fitted cupboards, units and work surface with inset double sink unit and Quooker tap, integrated oven, hob, microwave and dishwasher, plumbing for washing machine, space for American style fridge freezer, under unit lighting.

**LOUNGE** 20' x 18' 05" (6.1m x 5.61m) Twin windows to rear aspect, door and window to side aspect, radiator, fireplace.

**FIRST FLOOR** Landing - Window to side aspect, storage cupboard, access to loft, doors to:

**BEDROOM** 11' 13' 04" x 13 max' (4.06m x 3.96m) Window to front aspect, radiator, door to:

**ENSUITE** Velux window to side aspect, ladder style heated towel rail, panelled bath with shower over, WC, hand wash basin with cupboard under, majority tiled surround.

**BEDROOM** 13' 02" x 11' (4.01m x 3.35m) Window to rear aspect, radiator.

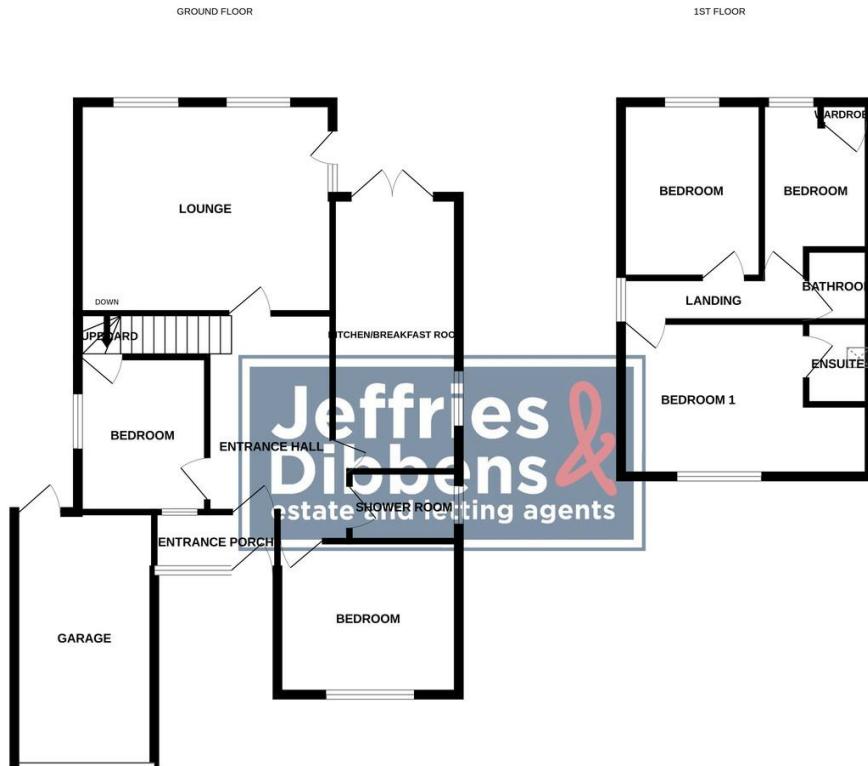
**BEDROOM** 13' 02" x 9 max' (4.01m x 2.74m) Window to rear aspect, radiator, built in wardrobe.

**BATHROOM** Velux window to side aspect, ladder style heated towel rail, panelled bath, WC & hand wash basin with vanity surround and cupboard under, part tiled.

**OUTSIDE** Front - Large front garden with lawned area and considerable shingle driveway and turning area providing parking for multiple vehicles and leading to garage, mature borders, stunning views over South Downs National Park.

**GARAGE** Up and over door.

**REAR GARDEN** Stunning large rear garden which is mostly laid to lawn and backs on to local fields, paved area, various sheds and outbuildings, outside tap and lighting, mature borders and flower beds.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Hants District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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