



Chalton Lane, Clanfield

£1,050 PCM



Williams of Petersfield

INDEPENDENT ESTATE AGENTS



## Chalton Lane, Clanfield

An incredibly spacious and generously proportioned two bedroom apartment in a small development on the outskirts of Clanfield with easy access onto the A3.

This large two bedroom ground floor apartment benefits from allocated parking and consists of an open plan living room and kitchen, two generous double bedrooms with en suite to the master as well as a separate dressing room or study/home office space if required and a modern family bathroom with shower over the bath.

Available March 2023

Strictly no pets.

EPC - B  
Council Tax Band - C






## Location - Clanfield

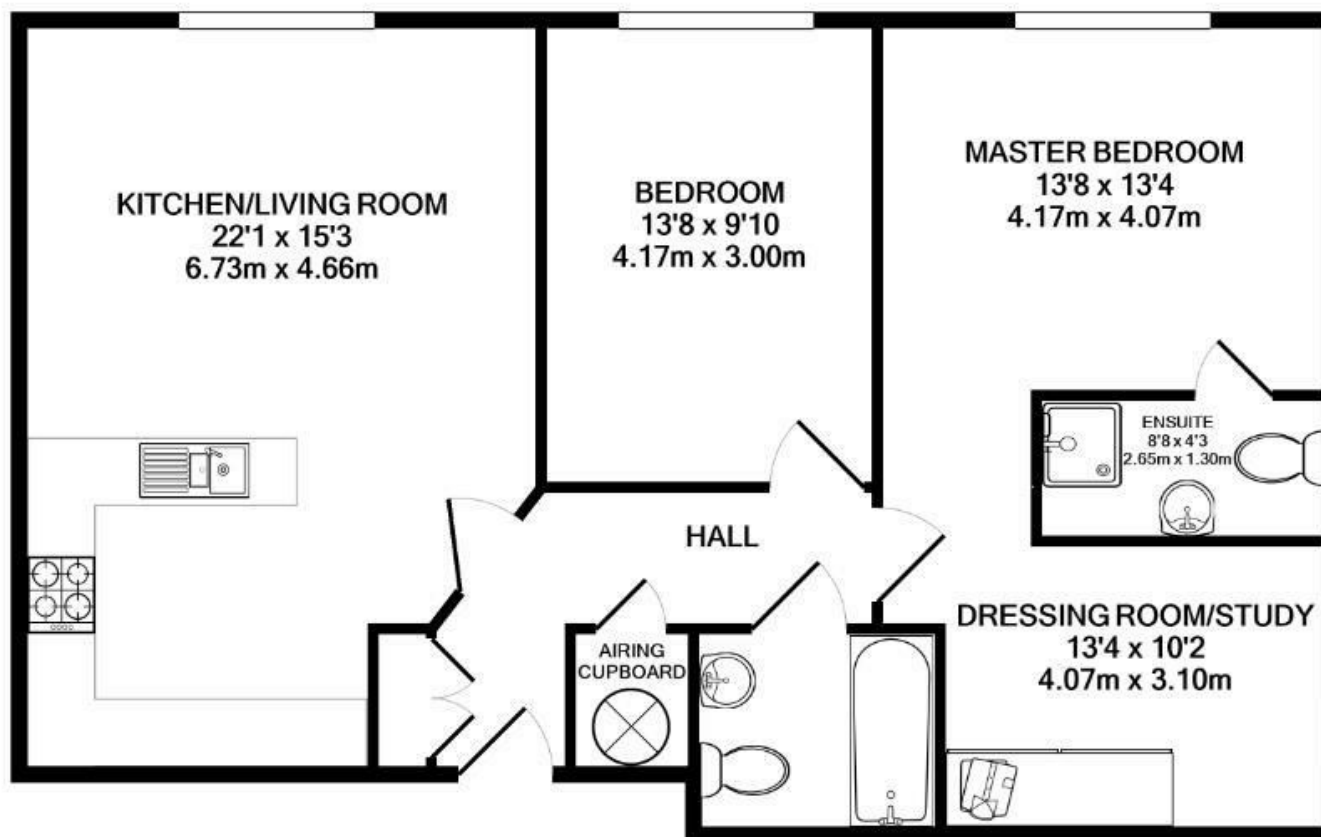
Clanfield is located in the south of East Hampshire, it is situated about 12 miles North of Portsmouth and six miles South of Petersfield and offers excellent access to the main A3 Motorway. It is a semi-rural village with three sides of the village joined by fields including Queen Elizabeth Country 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  
01730 266551

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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