



Green Lane, Clanfield

Offers In The Region Of £600,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Green Lane, Clanfield

****NO CHAIN****

Williams of Petersfield are pleased to be offering this spacious four bedroom family home. Located in Clanfield, close to local amenities and access to the A3, this property has been a well loved family home for many years and is now on the market for a new family to make new memories in.

Upon arrival there is a front garden and large driveway offering parking for several cars. The side entrance takes you into a porch which then leads you through to the large, modern integrated kitchen and dining area. Moving through to the front of the property there is a large downstairs bathroom and two double bedrooms with views of the front garden. Moving back towards the rear of the property there is the second reception room with the stairs leading to the first floor and moving further through is the spacious sitting room with double doors to the large rear garden.

On the first floor there are two large double bedrooms and the second bathroom with shower cubicle. The front bedroom is accessed through its own dressing room. The upstairs also benefits from a large amount of storage both in the eaves and cupboards.

The property also benefits from an extremely large rear garden which has been well kept throughout the years and it shows. Garage and store. Double glazing.

All viewings are conducted with health and safety in mind so please be aware that you may be required to wear PPE on viewings. All staff will be continuing to follow strict hygiene guidelines both on viewings and in the office.

EPC - D



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, Co-Op and popular deli and 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

Additional Information

All main services

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



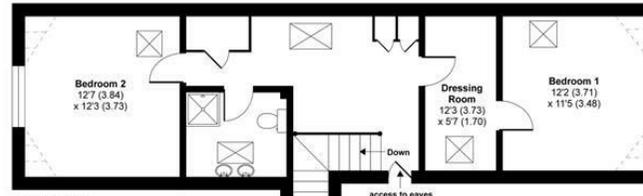
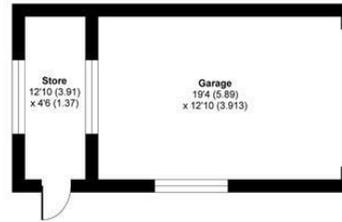
Green Lane, Clanfield, Waterlooville, PO8

Approximate Area = 2171 sq ft / 201.7 sq m

Limited Use Area(s) = 17 sq ft / 1.6 sq m

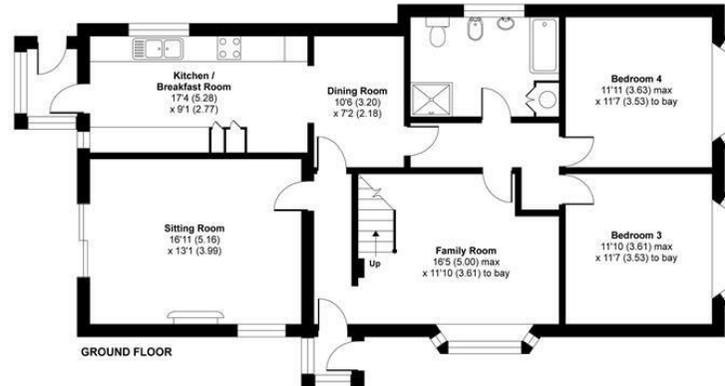
Total = 2188 sq ft / 203.3 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Williams of Petersfield. REF: 730670

Williams of Petersfield

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