



Homefield Way, Clanfield

Offers Over £375,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Homefield Way, Clanfield

****NO CHAIN****

Located in the picturesque village of Clanfield this spacious three bedroom property has come to the market. It has been a well loved family home for the last 40 years and is awaiting a new family to create new memories. As well as the location this property boasts a large garden, garage and parking that is also close to the A3, Waterlooville town centre and great schools, it is the ideal property.

On entering you are greeted with a small porchway and stairs leading to the first floor accommodation. The property splits in half, to the right there is a spacious lounge with feature gas fireplace and French doors leading to the garden. To the left of the property the kitchen/dining room again features a gas fireplace and a pantry room. From the kitchen you navigate through to a separate utility area and onto the garage, downstairs pantry/cloakroom, w/c and a rear door to the garden.

The first floor comprises of a large master bedroom, along with a good size double second bedroom and third single bedroom, all of which have built in storage. There is also a family bathroom and storage in the hallway.

The garden is a blank canvass, well maintained currently but a real treasure in both size and opportunity for the beginnings of something special.

Call now to avoid disappoint!

All viewings are conducted with health and safety in mind so please be aware that you may be required to wear PPE on viewings.

EPC - E



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

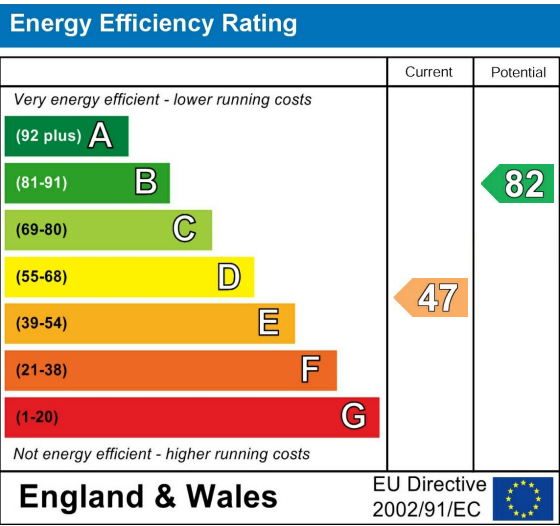
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

Freehold



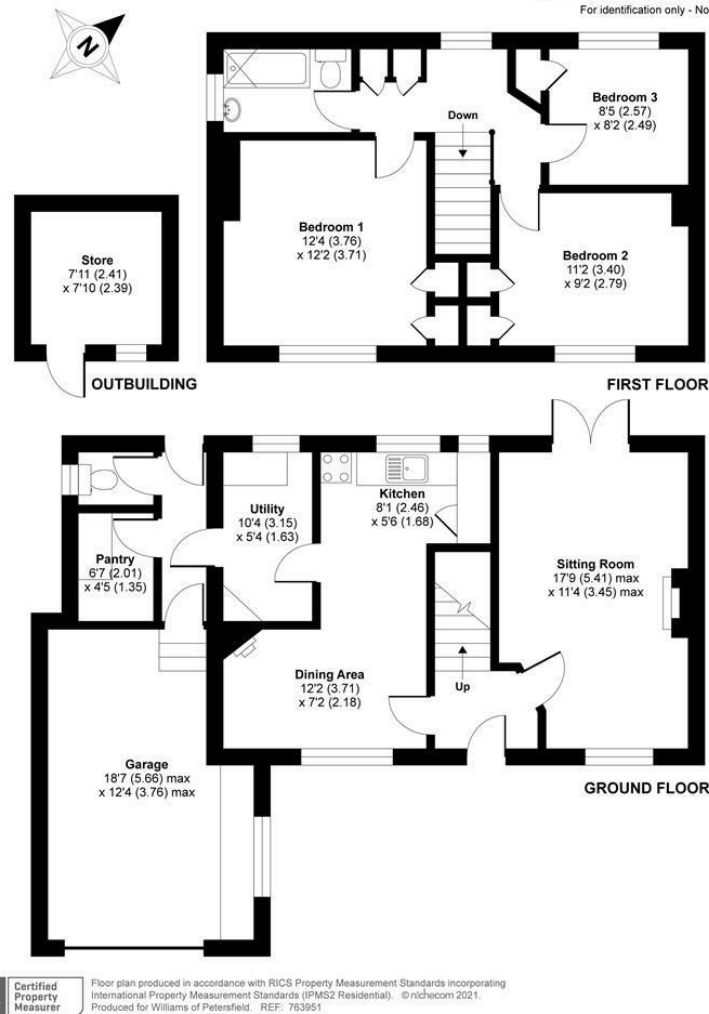
Homefield Way, Clanfield, Waterlooville, PO8

Approximate Area = 1302 sq ft / 120.9 sq m (includes garage)

Outbuilding = 63 sq ft / 58.5 sq m

Total = 1365 sq ft / 126.8 sq m

For identification only - Not to scale



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