



Down View Way, Waterloooville

Offers Over £620,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Down View Way, Waterlooville

Williams of Petersfield are pleased to present this beautiful four bedroom, detached family home which has been modernised and extended to offer wonderful family accommodation. Located in the ever popular Clanfield Village and within walking distance to local amenities and highly regarded schools.

The property is approached via the driveway leading to the front door. Accommodation comprises to the ground floor, a hallway with stairs leading to the first floor, living room which leads through to the spacious open plan kitchen/ dining room, with fully integrated white goods, the current owner has extended to the rear to create an additional sitting room with bi-folding doors leading onto the patio and the south/west facing garden. In addition, there is a utility room, downstairs w/c and under stair storage cupboard.

On the first floor of the property there are four double bedrooms, two of which have built in wardrobes. The master Bedroom is a great size with the addition of built in wardrobe and en-suite. There is also the family bathrooms and two large storage cupboards on the landing.

This particular house has the largest garden on the David Wilson estate which has patio surrounding the property with the remainder of the garden laid to lawn making it the ideal family garden.

The property has driveway parking for two cars and a single garage.

Please call for more information and to arrange an internal viewing!

EPC - A

Tax Band - 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

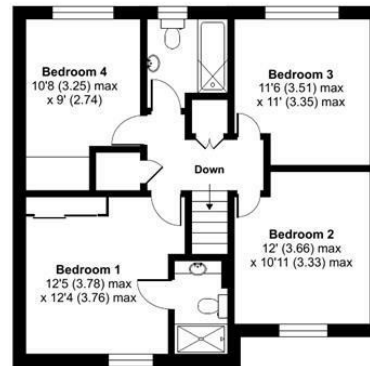
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



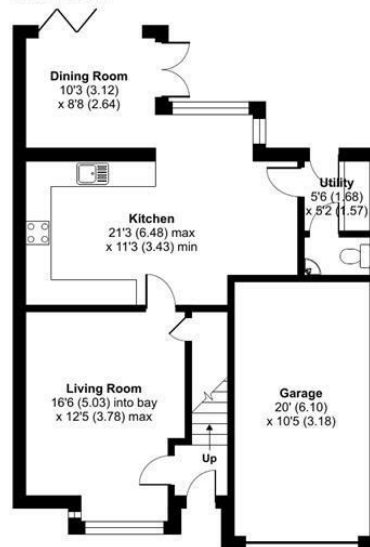
Down View Way, Clanfield, Waterlooville, PO8

Approximate Area = 1568 sq ft / 145.6 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Williams of Petersfield. REF: 818784

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