



Redwing Road, Waterlooville

**Asking Price £470,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



## Redwing Road, Waterlooville

We are pleased to offer this extended three / four bedroom detached house located in the ever popular village of Clanfield. Located close to good local schools and amenities and within easy access of the A3 which provides easy links to Petersfield which has a train station with a direct line to London Waterloo. The property enjoys rural views of Windmill Hill and has been modernised by the current owners, meaning the property is ready to move straight in to.

The accommodation to the ground floor comprises; entrance hallway, living room with patio doors opening onto the rear garden and views over Windmill Hill, kitchen with integrated appliances, utility room, cloakroom and dining room / bedroom four. To the first floor are three double bedrooms (all with views) and a recently refurbished family bathroom with full height tiling, wc, basin and bath with shower over.

Outside is a well kept front garden which is of a good size and the off road parking for 2 cars and garage are located at the side of the property. The rear garden is relatively private and well maintained. It is fence enclosed and mainly laid to lawn with patio area and raised borders.

We anticipate early interest in this family home and viewing is highly recommended.

EPC - D

Council 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

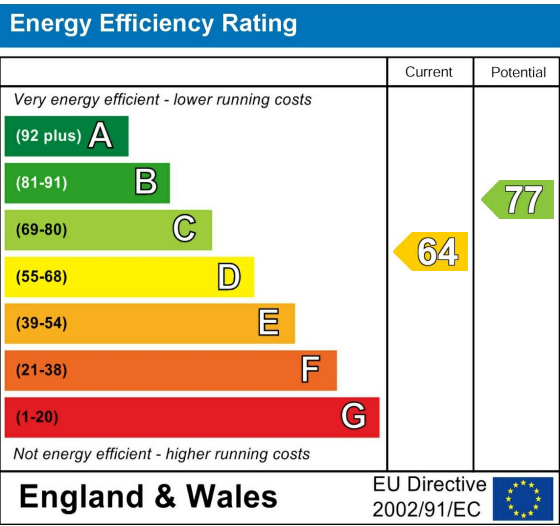
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

Additional Information

All main services

Tenure

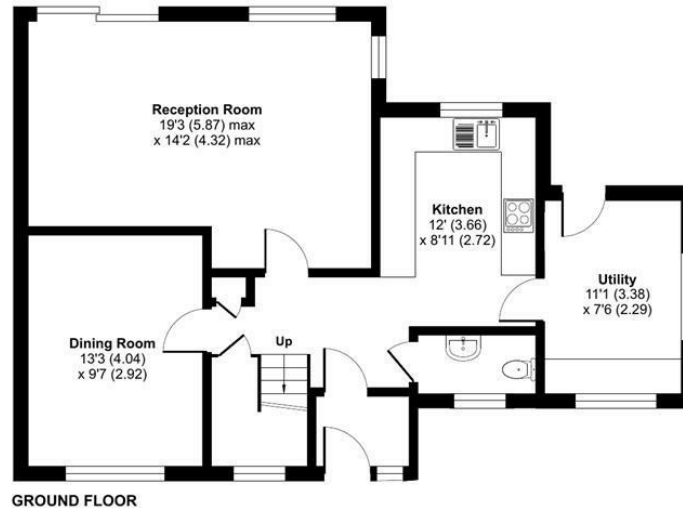
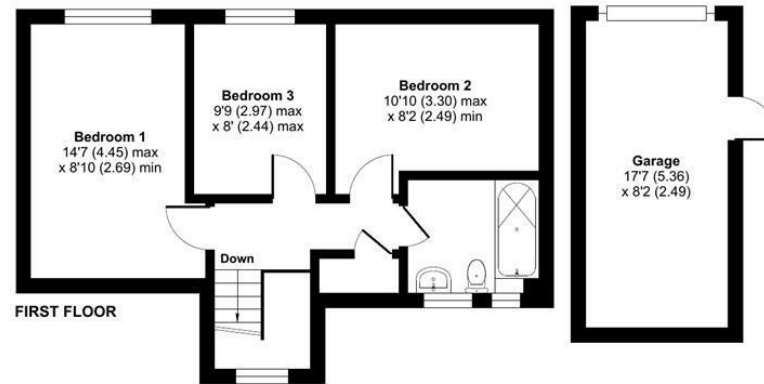
Freehold



## Clanfield, Waterlooville, PO8

Approximate Area = 1359 sq ft / 126.2 sq m (includes garage)

For identification only - Not to scale



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: 637283

### Williams of Petersfield

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