



Trafalgar Rise, Clanfield

Offers Over £450,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Trafalgar Rise, Clanfield

This beautifully maintained three bedroom detached property is tucked away in a peaceful cul-de-sac in Clanfield. The current owners have looked after it with real care, creating a welcoming and well-presented property.

Inside, the light filled entrance hall leads into a lovely open plan kitchen/dining room. The kitchen is well equipped with integrated appliances and plenty of worktop space, while the dining area enjoys a bright front window and convenient side access to the garden. The living room is a charming, well proportioned space, with French doors opening directly onto the garden. There's also a convenient downstairs W.C and extra storage in the hall and under the stairs.

Upstairs, the spacious landing leads to a generous main bedroom with built-in wardrobes and an en-suite. There's another double bedroom and a single bedroom, both overlooking the green and leafy garden. The family bathroom is finished to a high standard like the rest of the property.

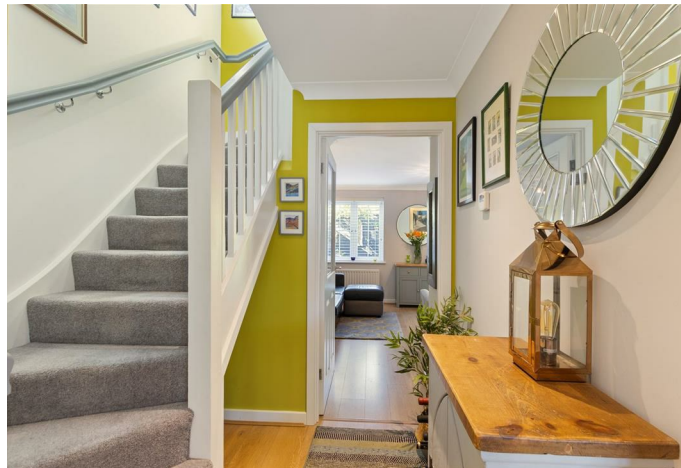
Outside, the garden offers a patio seating area, lawn, and a raised deck perfect for morning coffee or evening drinks. This property offers parking flexibility, featuring a private space directly in front of the home, and adjacent are two dedicated bays, and ample room for up to three additional vehicles—perfect for guests or a multi-car household. Plus, enjoy the added benefit of a built-in EV charging point, making it ideal for eco-conscious drivers.

Viewing is highly recommended.

Management charge - £220 per annum.

Council Tax - D

EPC - 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

Additional Information

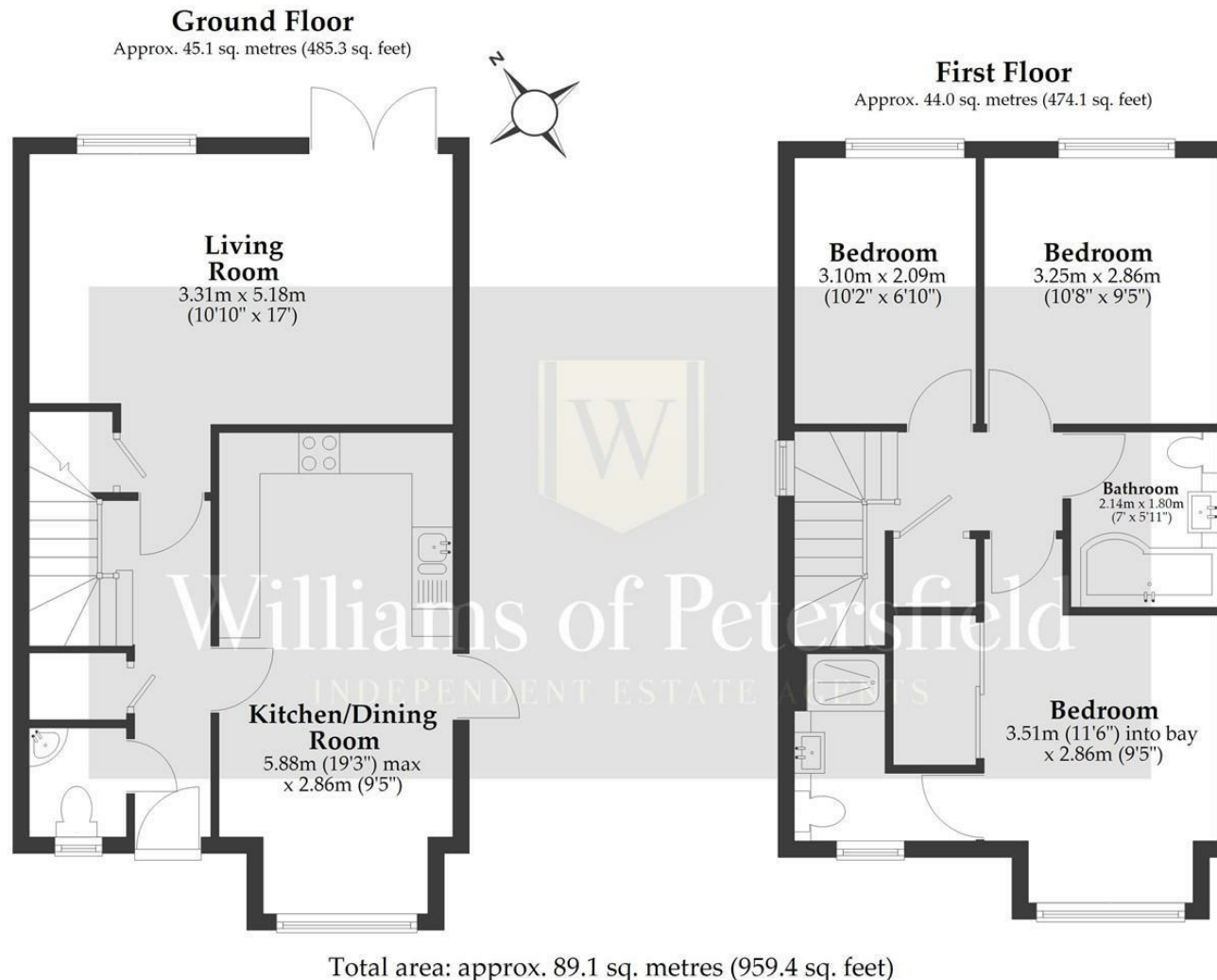
All main services

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	91
(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
		





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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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