



White Dirt Lane, Clanfield

Price Guide £360,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

White Dirt Lane, Clanfield

A Hidden Gem in the Heart of Clanfield

Situated in the heart of Clanfield, just a short walk from local shops, amenities, and the highly regarded Petersgate School, this delightful three-bedroom semi-detached home offers an exceptional degree of privacy, with beautifully established gardens wrapping around three sides of the property.

Approached via a generous driveway providing parking for up to six vehicles, the property immediately impresses with its secluded setting and attractive frontage. The welcoming entrance hall features a staircase to the first floor and provides access to the spacious open-plan living, dining and kitchen area.

The living room enjoys a charming period-style fireplace set within a feature chimney breast, creating a warm and inviting focal point. The dining area mirrors this character and benefits from double-glazed French doors opening onto the rear garden, seamlessly connecting indoor and outdoor living. The fitted kitchen flows naturally from the dining space and is complemented by a substantial utility room beyond. A convenient ground floor cloakroom/WC completes the accommodation on this level.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a family bathroom.

One of the standout features of this wonderful home is its extensive wrap-around garden. Beautifully landscaped with areas of lawn, patios, and thoughtfully planted borders and flower beds, the outdoor space provides the perfect setting for alfresco dining, entertaining, or simply relaxing in peaceful surroundings. The driveway continues to a detached garage equipped with power and lighting.

Offering a rare combination of privacy, generous outside space, and a central village location, this charming family home truly must be viewed to be fully appreciated. A hidden oasis within the heart of the village.



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

Tenure

Freehold

Additional Information

All main services

EPC - D

Tax Band - C



Energy Efficiency Rating

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



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**Approximate Gross Internal Area 898 sq ft - 84 sq m
(Excluding Garage)**

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 404 sq ft – 38 sq m

Garage Area 229 sq ft – 21 sq m



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