



**STEVE GRANTHAM**  
BESPOKE ESTATE AGENT

12 New Road, Clanfield, PO8 0NS  
Offers in the region of £445,000





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# 12 New Road

Clanfield, PO8 0NS

- THREE DOUBLE BEDROOMS
- DRIVEWAY
- MODERNISED THROUGHOUT
- GARDEN ROOM/ORANGERY
- EXTENDED STAGGERED TERRACE HOME
- LANDSCAPED REAR GARDEN
- DINING ROOM
- KITCHEN/BREAKFAST ROOM

Set within the heart of the sought-after village of Clanfield, this beautifully presented and thoughtfully extended staggered terrace home offers stylish, flexible accommodation perfectly suited to modern family living.



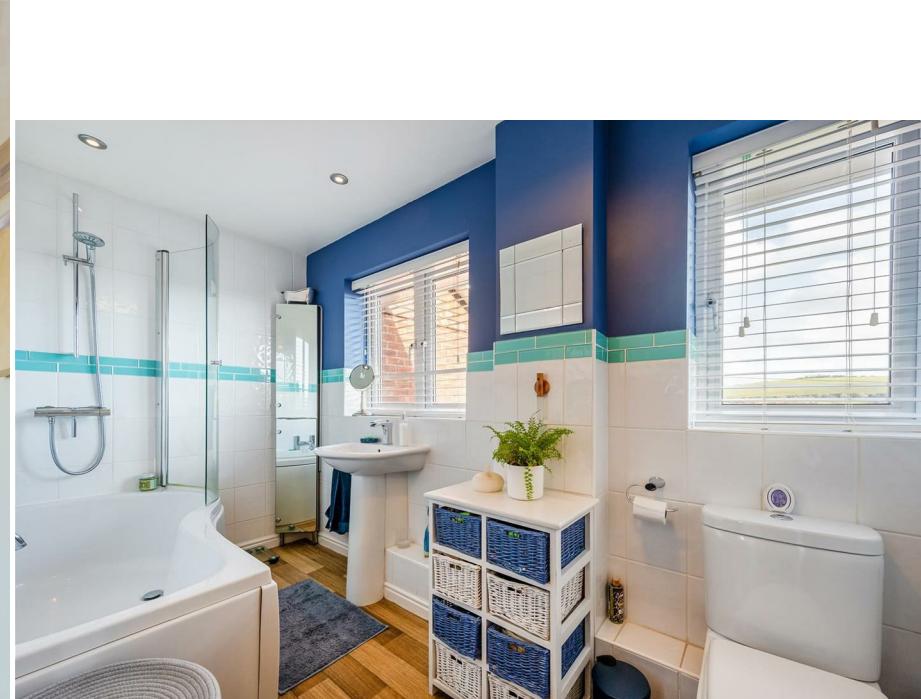
The property immediately impresses on approach with a paved driveway providing off-road parking for two vehicles, framed by mature planting that gives an attractive sense of arrival. Inside, the ground floor flows exceptionally well, with a welcoming sitting room centred around a contemporary wood-burning stove, creating a warm and inviting focal point. To the rear, the home opens seamlessly into a stunning garden room extension, flooded with natural light from extensive glazing and roof lanterns, and offering a superb space for both relaxing and entertaining while enjoying views over the garden.

The kitchen is tastefully finished with ample storage and worktop space, complemented by quality fittings and a pleasant outlook to the front. A separate dining room provides an elegant setting for family meals and entertaining, enhanced by characterful décor and excellent natural light. A cloakroom completes the ground floor accommodation.

Upstairs, the property offers three genuine double bedrooms, all well-proportioned and presented to a high standard. The principal bedroom enjoys a calm and restful feel, while the remaining bedrooms offer flexibility for family, guests or home working. The accommodation is further supported by a well-appointed family bathroom. Of particular note is the scope and potential to convert the roof space to create an additional bedroom and bathroom, subject to the usual planning consents, offering an exciting opportunity for future enhancement.

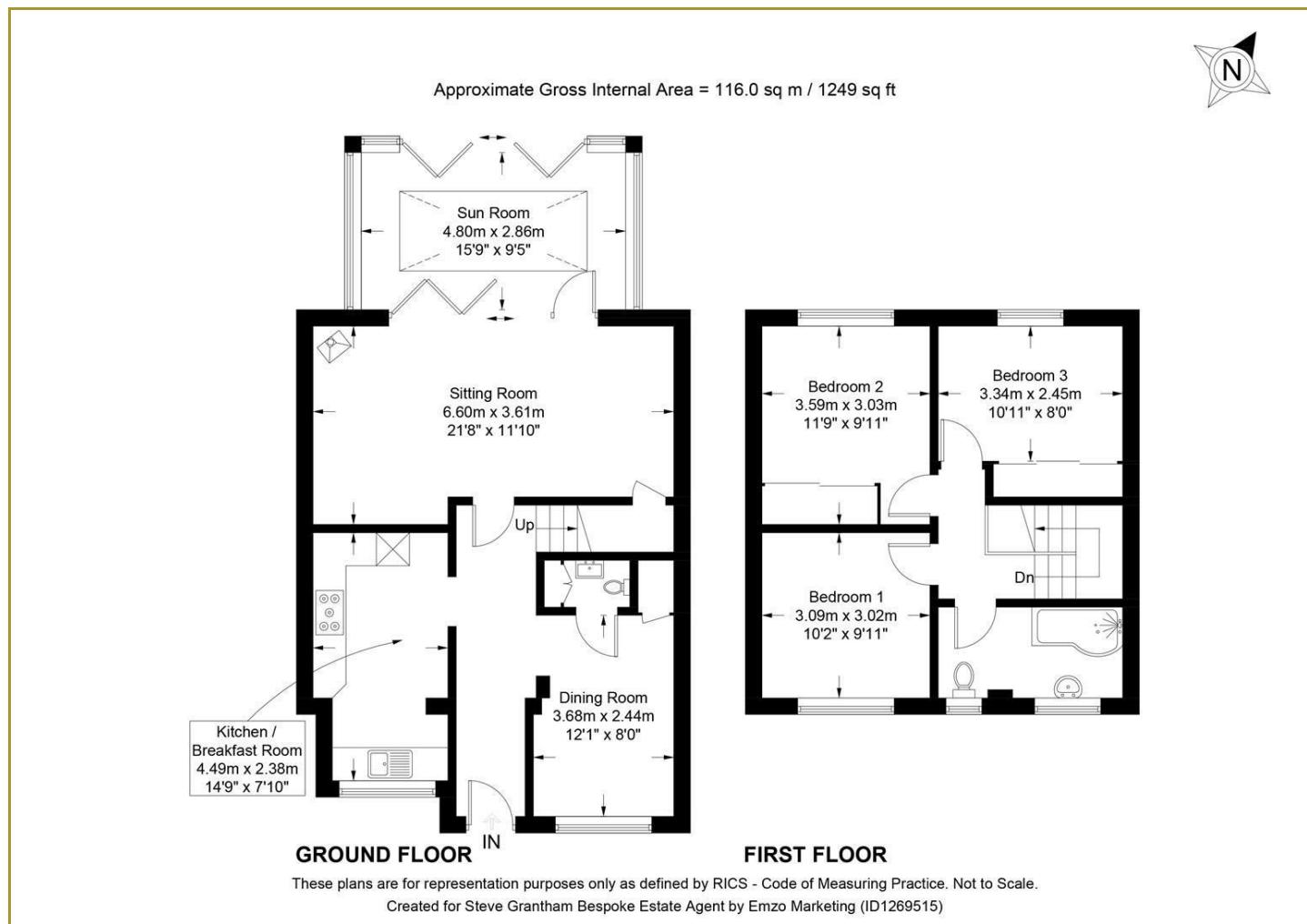
To the rear, the west-facing garden has been carefully landscaped to create a private and attractive outdoor retreat. Designed for ease of maintenance and enjoyment, it features a combination of artificial lawn, planted borders and defined seating areas, making it ideal for afternoon and evening sun, outdoor dining and entertaining.

The property is ideally positioned within easy reach of Clanfield's village amenities, countryside walks and well-regarded local schools, while offering convenient access to Petersfield, Horndean and surrounding commuter routes. This is a superbly balanced home that combines presentation, space and future potential in one of the area's most popular village settings.

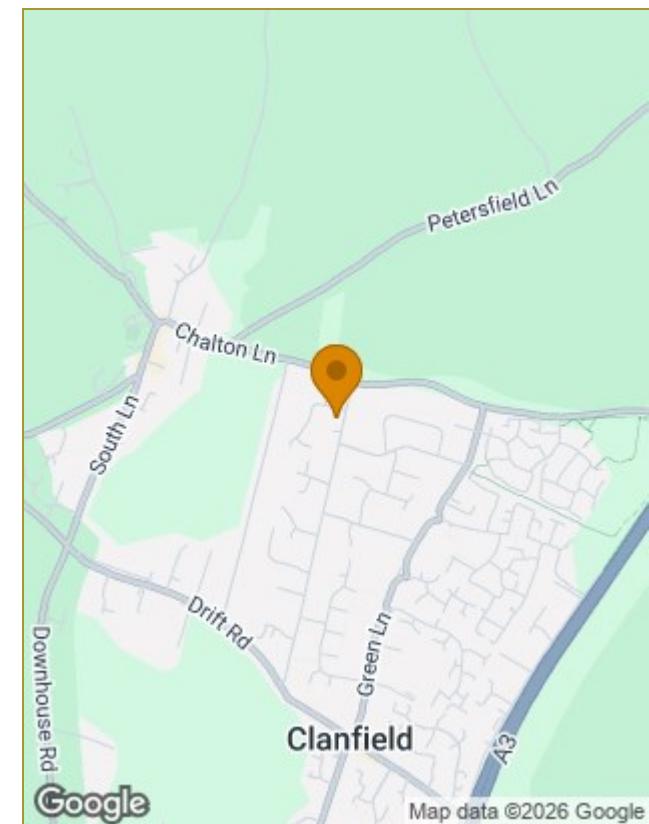




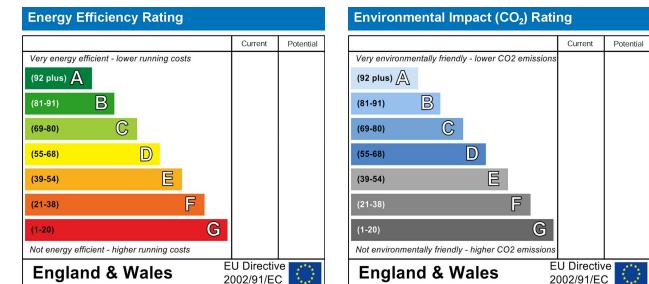
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

