





Offers over £250,000

# 11B South Lane

Waterlooville, PO8 0RB

- TWO BEDROOMS
- OPEN PLAN ACCOMODATION
- CAR PORT
- OLD CLANFIELD LOCATION
- INDIVIDUAL ECO HOME
- MODERN FITTED KITCHEN
- ADDITIONAL DETACHED HEATED CABIN

Offered with no forward chain, this unique eco-style two bedroom coach house is set in the heart of Old Clanfield village and offers contemporary open plan living with a luxury fitted kitchen and bright triple-aspect lounge/dining area. The property features two double bedrooms, a modern shower room, a private courtyard garden and a secure covered car port for two vehicles. Highly energy efficient, the home is powered by solar panels with no electric bills and benefits from LPG heating and ducted air conditioning. A separate timber studio with kitchenette, cloakroom and mezzanine loft provides excellent additional space, ideal for a home office or ancillary accommodation.



Offered for sale with no forward chain, this unique eco-style two bedroom coach house is ideally positioned in the heart of Old Clanfield village centre and combines contemporary living with impressive energy efficiency. The property offers stylish open plan accommodation, centred around a luxury fitted kitchen with a range of integrated appliances, flowing seamlessly into a bright triple-aspect lounge and dining area that creates a light and airy living space ideal for modern lifestyles.

Upstairs, the first floor provides two well proportioned double bedrooms along with a modern shower room, all finished to complement the property's clean and contemporary design. Outside, there is a private, fully enclosed courtyard seating area, perfect for entertaining, with double gates opening through to a covered car port providing secure parking for two vehicles.

The home benefits from an innovative and highly efficient energy system, utilising a combination of LPG heating and ducted air conditioning, and is not connected to the mains electricity supply. Solar panels generate all of the property's electrical power, resulting in no electric bills and making this an exceptionally economical home to run.

A particular feature of the property is the separate timber studio, which offers flexible additional accommodation ideal for a home office, creative workspace or guest area. The studio benefits from heating and hot water powered by solar panel-driven air conditioning, a kitchenette, cloakroom facilities and a mezzanine loft space, adding to its versatility and appeal.

This distinctive home offers something truly different, blending eco-conscious living with a central village location close to local amenities, making it an ideal choice for buyers seeking a low-maintenance, energy-efficient property with character and flexibility.

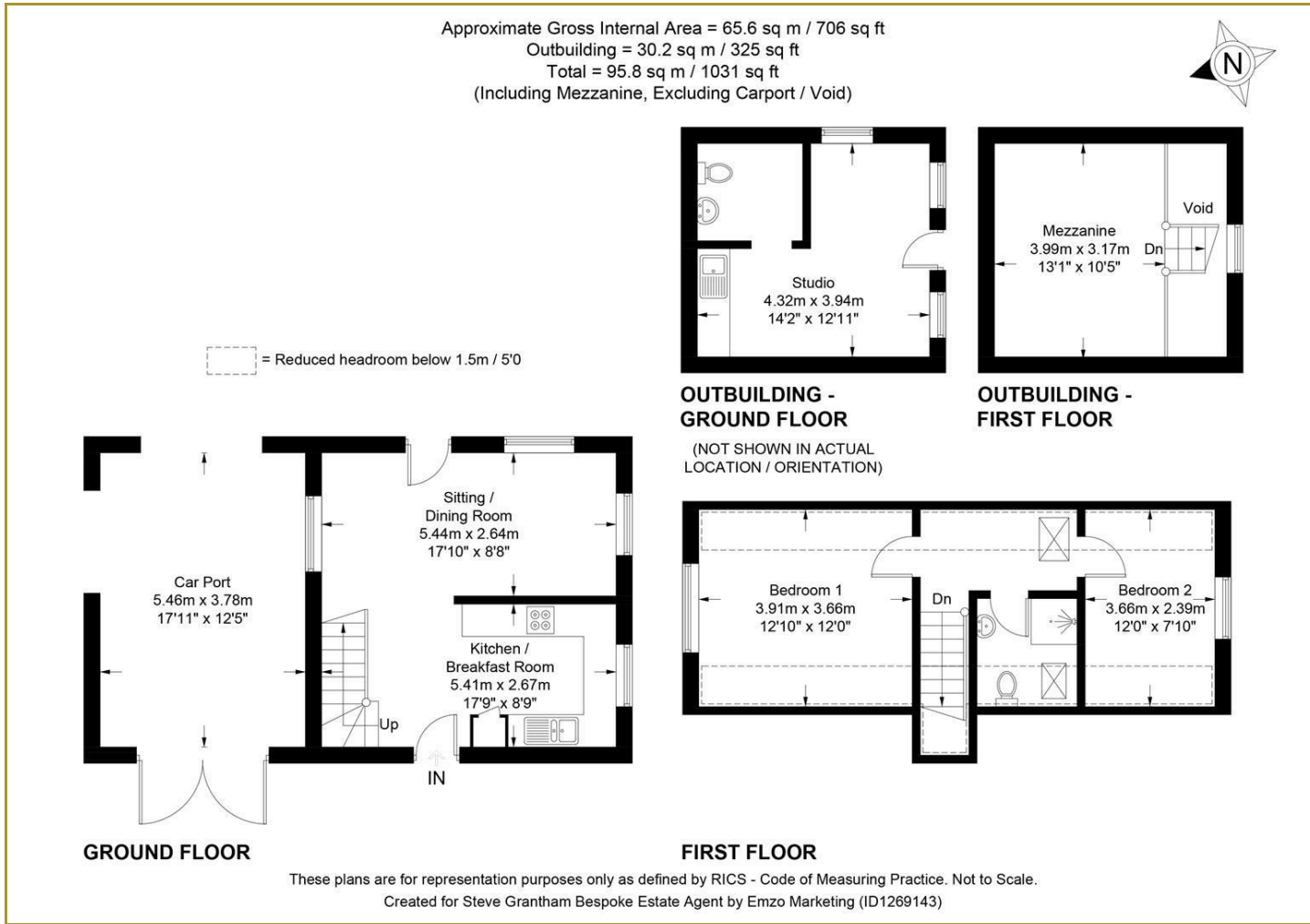
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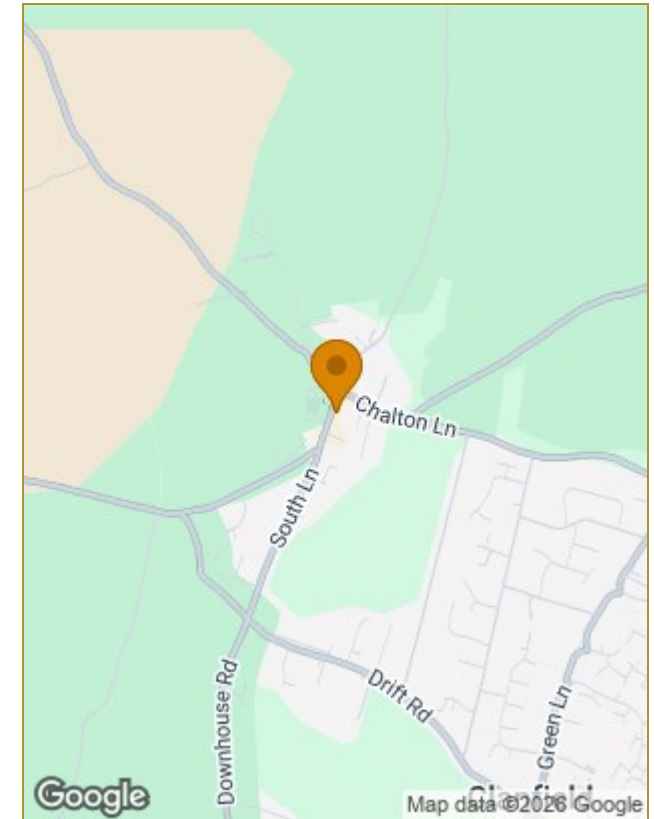




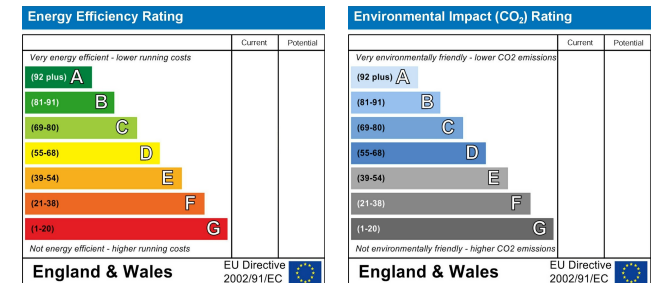
# Floor Plans



# Location Map



# Energy Performance Graph



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