





£525,000

# 15A New Road

Clanfield, PO8 0NS

- DETACHED NON ESTATE FAMILY HOME
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- TANDEM GARAGE
- FOUR BEDROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- LARGE GARDEN WITH VIEWS
- CLOSE TO AMMENTIES

This well-presented four-bedroom family home offers generous and versatile accommodation throughout, complemented by an impressive rear garden extending to approximately 130ft. Internally, the property features spacious reception rooms alongside a recently modernised kitchen/breakfast room, while externally it benefits from extensive off-road parking, a tandem garage and far-reaching garden views, creating a home that is both practical and highly appealing.



Upon entry, you are welcomed into a convenient porch which leads into a spacious central hallway, incorporating a downstairs cloakroom. To the front of the property is a well-proportioned sitting room, naturally bright and featuring an attractive fireplace, creating a comfortable and inviting living space. To the rear, a spacious and separate formal dining room flows seamlessly into a recently modernised kitchen/breakfast room. The kitchen is fitted with integrated appliances, stone worktops and ample cabinetry, and enjoys pleasant views over the rear garden and out towards Chalton Windmill.

To the first floor, a generous landing provides access to three well-sized double bedrooms, each benefiting from built-in wardrobes. The fourth bedroom offers flexible accommodation, ideal for use as a single bedroom, home office or hobby room. All bedrooms are served by a principal shower room, which has been recently modernised.

Externally, the property truly sets itself apart. To the front, there is extensive block-paved parking leading to a tandem garage with an electric roller door. The rear garden is a standout feature, extending to approximately 130ft and offering a variety of uses. The garden includes three sheds, a pond, greenhouse and an allotment area to the rear, creating a highly versatile and attractive outdoor space suitable for both leisure and practical use.

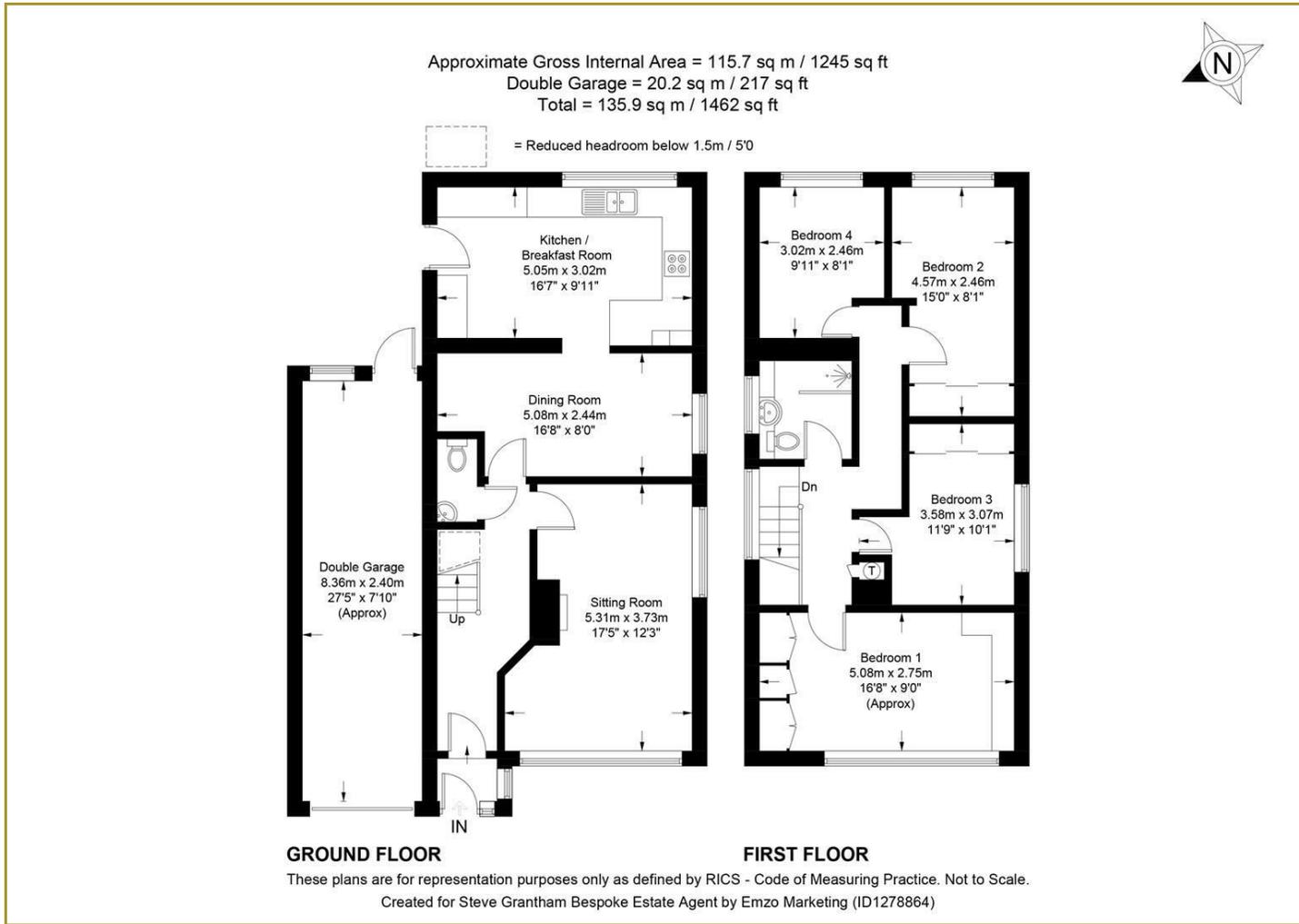
Clanfield combines rural charm with a good range of everyday amenities. The village has local shops, a GP surgery, schools, and the modern Clanfield Centre offering sports and community facilities. Residents enjoy parks, playgrounds, and nearby Queen Elizabeth Country Park, with excellent road links via the A3(M) and easy access to Petersfield and Portsmouth.



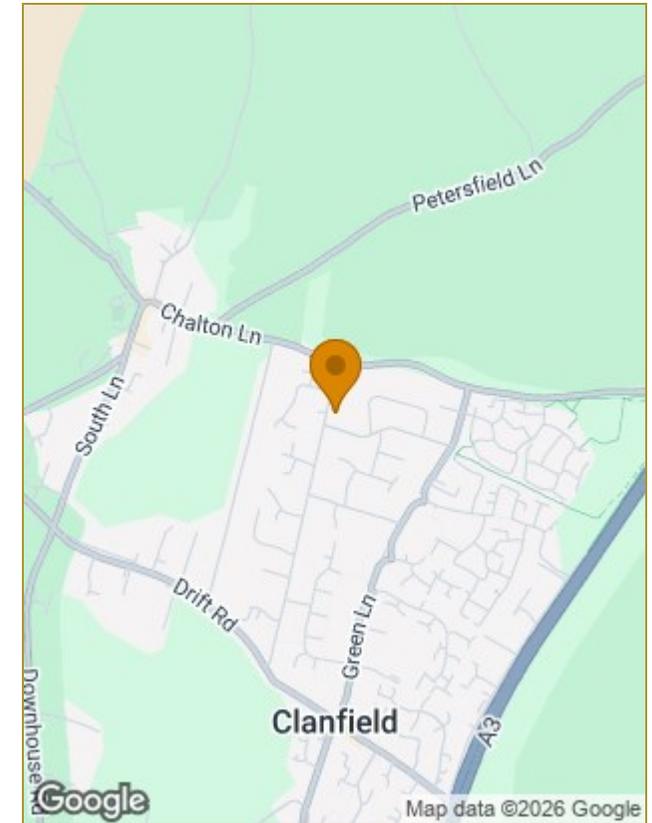




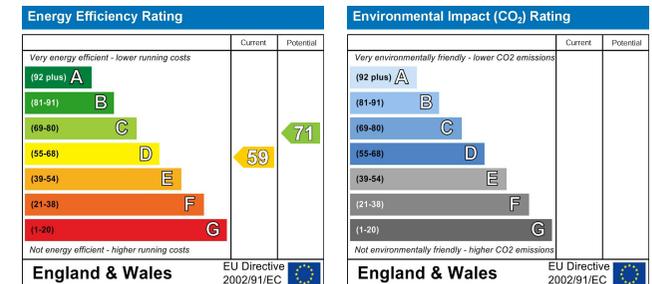
# Floor Plans



# Location Map



# Energy Performance Graph



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