



THE
**COUNTRY
HOUSE**
COMPANY
Sales | Lettings | Management

Clanfield, Nr Petersfield, Hampshire

A stunning and unique home, offering in excess of 2,500 sq ft of beautifully presented, versatile accommodation, with large gardens, studio/office, superb features and an enviable location at the end of a no through lane within the South Downs National Park.



Mileages (approximate)

Petersfield – 7 miles

Portsmouth – 15 miles

Summary of Accommodation

Basement

Utility

Ground Floor

Entrance Hall

Sitting Room

Family Room/Bedroom 4

Kitchen/Dining Room

Study

Cloakroom

First Floor

Master Bedroom Suite

Two Further Bedrooms

Family Bathroom

Outside

Studio/Office

Garage

Description

This immaculate character home, a former chapel, has been significantly, yet sympathetically, upgraded by the current owners and is beautifully presented throughout with versatile, light and spacious accommodation brimming with character and charm.



On the ground floor is a welcoming reception hall, and a fully fitted, elegant kitchen/dining room with doors to the garden.

Stairs rise from this room to the impressive master bedroom suite with vaulted ceiling, exposed timbers and stylish ensuite bathroom.

There is a sizeable sitting room, also with vaulted ceiling, which benefits from a dual aspect, a glazed gable end with doors to the garden and attractive multi fuel stove.

In addition, there is a spacious family room with fireplace which, in our opinion, could be

divided if a permanent fourth bedroom was required.

A study and cloakroom complete the ground floor with stairs to the basement where there is a large utility room and to two further first floor bedrooms plus the family bathroom.

Outside

To the front of the house is ample parking and turning space which in turn leads to the garage.

The main gardens lie to the rear of the house with pretty paved terrace and pathway immediately adjacent. There is an office/studio and raised covered area.

Large areas of lawn are interspersed with shrub and trees specimens, with an additional spacious oak framed outbuilding and store in the grounds.

Situation

The property is located at the end of a no through lane and benefits from far reaching countryside outlook. From the lane there is direct access to public footpaths and onto the South Downs National Way with Butser Hill and The Queen Elizabeth Country Park close by, making it the ideal location for countryside pursuits and walking.

Also nearby are the amenities at Clanfield with the local school positioned along the lane and shop and public house within a reasonable stroll.

Easy access to the A3 makes it the ideal destination for commuters with train services from Petersfield to London Waterloo.

Services: Mains electricity, water and gas. Private drainage.

Local Authority: East Hants Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email: sales@countryhousecompany.co.uk



Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars.

Date of particulars

2020. Interior photos 2020







TOTAL APPROX. FLOOR AREA = 2590 SQ.FT (240 SQ.M)
 BASEMENT = 215 SQ.FT (20 SQ.M)
 GARAGE = 144 SQ.FT (13.4 SQ.M)
 EXTERNAL OFFICE = 161 SQ.FT (15 SQ.M)
 TOTAL = 3110 SQ.FT (288.4 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 floorplansketch 2020 (ID 649580)



The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

