

# 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.





hall, and a fully fitted, elegant kitchen/dining room with doors to the garden.

master bedroom suite with vaulted ceiling, exposed timbers and stylish ensuite bedrooms plus the family bathroom. bathroom.

There is a sizeable sitting room, also with To the front of the house is ample parking and aspect, a glazed gable end with doors to the garden and attractive multi fuel stove.

with fireplace which, in our opinion, could be and raised covered area.

On the ground floor is a welcoming reception divided if a permanent fourth bedroom was required.

A study and cloakroom complete the ground Stairs rise from this room to the impressive floor with stairs to the basement where there is a large utility room and to two further first floor

# Outside

vaulted ceiling, which benefits from a dual 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 In addition, there is a spacious family room immediately adjacent. There is an office/studio 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.

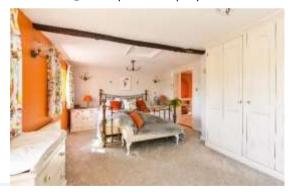
Also nearby are the amenities at Clanfield with the local school positioned along the lane and shop and public house within a reasonable stroll.

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)

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