





An extremely well-presented semi-detached home, built by David Wilson Homes in 2016 with three bedrooms, garage and driveway. Situated on the outskirts of Clanfield Village, close to the South Downs National Park.

This five-year-old home enjoys the remainder of a NHBC warranty and an A rating EPC, which shows the house is energy efficient. The property is well positioned for access to the A3 that runs between London and Portsmouth, while the village offers a good range of local shops, a public house and sports clubs. Popular with young families there are several pre-schools and a well-regarded infant school.

A small forecourt garden to the front, with path to the front door opens into the entrance hall with staircase to the first floor and doors to a front aspect fitted kitchen/breakfast room, with integrated appliances and space for a table and chairs. To the rear is a spacious living room with French doors that open out to the pretty rear garden. On the first floor, the principal bedroom sits to the back and has an ensuite shower room, the further two bedrooms are serviced by a family bathroom. This modern home has double glazed windows and gas central heating.



Externally, the rear garden has a paved patio that leads to a mostly lawned garden with a flower and shrub bed, a pedestrian garden gate opens out onto the driveway. The driveway affords parking for two cars and leads to the semi-detached garage with up and over door.

Clanfield sits just outside the South Downs National Park and Queen Elizabeth Country Park, which affords plenty of footpaths, bridlepaths and country lanes suitable for walking, riding and cycling. The nearby market town of

Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line. Portsmouth and Chichester are also within a short drive for further facilities and the South Coast is easily accessible.

Local Authority: East Hampshire District Council

Council Tax Band: C - £1578.67 per annum (2020/21)

Viewing strictly by appointment with Jacobs & Hunt,

Petersfield. Tel: 01730 262744

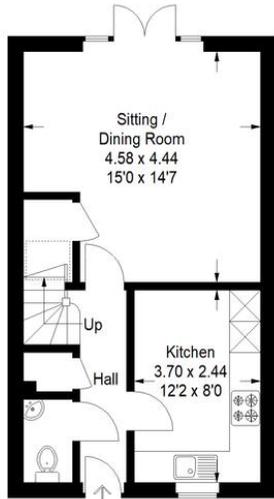
WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



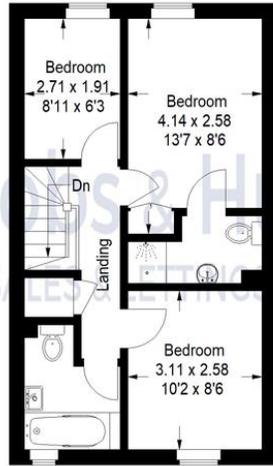
Bilberry Avenue, Clanfield

Approximate Gross Internal Area = 77 sq m / 829 sq ft
 Outbuilding = 18 sq m / 194 sq ft
 Total = 95 sq m / 1023 sq ft

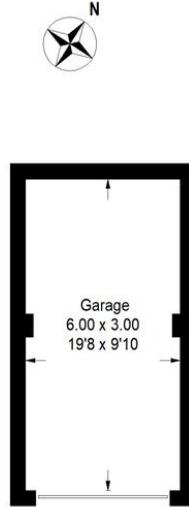
 = Reduced headroom
 below 1.5 m / 5'0"



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual
 Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

