





Located in a quiet residential cul-de-sac in the village of Clanfield, is this spacious semi-detached bungalow. Offering four bedrooms, a private garden, garage, and parking, you'll want to see this!

The bungalow sits in the corner of a residential cul-de-sac and enjoys a south facing rear garden, an area of front garden, plus off-road parking adjacent to a single garage. The front door leads into a central hallway that leads to a front facing sitting room, a central dining room is adjacent to a modern fitted kitchen and also leads out to a 22ft Family room across the back of the bungalow. The Main bedroom enjoys an en-suite bathroom, while a family bathroom services the remaining three bedrooms.

Externally, the south facing rear garden enjoys a high degree of privacy and a lovely spot to enjoy alfresco dining, relaxing and entertaining.

Overall, the bungalow offers deceptively spacious and flexible accommodation and needs to be seen to appreciate the size and condition of the accommodation the bungalow affords.



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 offers is easily accessible.

Local Authority: East Hampshire District Council

Council Tax Band: D - £1921.04 per annum. (2022)

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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



White Beam Rise, Clanfield

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft
 Garage / Workshop = 13 sq m / 140 sq ft
 Total = 139.3 sq m / 1499 sq ft

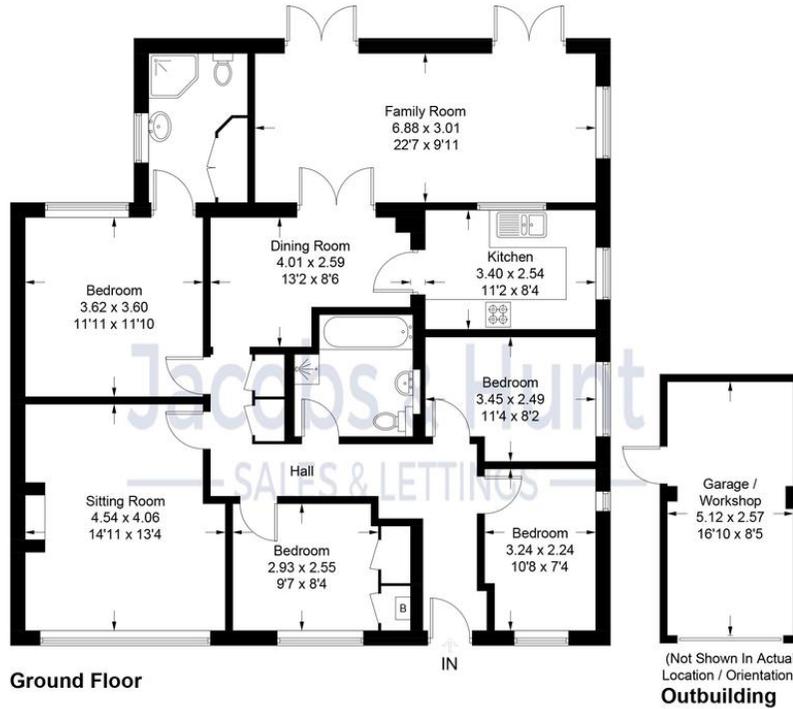


Illustration for identification purposes only, measurements are approximate, not to scale. (ID864837)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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 and 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



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