



Waterlooville, Hampshire £875,000

# Waterlooville, Hampshire

This generous four bedroom detached home built in the 1930's has been carefully extended to accommodate versatile living. The current owners have loved this family home for the past 21 years due to its elevated position and stunning views of the Windmill and Countryside.

The gated driveway opens up to a large driveway offering ample parking for multiple vehicles. To the left is a triple garage featuring a roller double door and a single. Internally the upstairs of the garage is fully plaster boarded ready for conversion with its own water and electric supply for potential conversion to an annexe.

Through the front entrance and along the hallway with stunning parquet flooring and a generous reception area. The main lounge measures over 20ft x 17ft with an exposed brick fireplace fitted with a wood burner. Going through to the back of the property is an additional family room and dining room with doors to the garden. The kitchen has been updated in recent years with access to a utility. The ground floor also includes a shower room and another spacious room that is being used as a large home office.

The central staircase opens onto a large gallery landing. The principal bedroom is a generous room with double wardrobes and access to a bathroom which has a jack and jill shared access with bedroom four. Featuring three further well-proportioned bedrooms and a family bathroom.

The west facing garden has a sandstone patio area perfect for entertaining. The rest of the rear garden is laid to lawn and has mature borders providing a secluded feeling.

Freehold

- Four Bedrooms Detached
- Triple Garage with Annexe Potential
- Off Street Parking for Multiple Vehicles
- Four Reception Rooms
- Kitchen and Utility Room
- No Onward Chain



# Floorplan

## New Road, Clanfield, Waterlooville, PO8

Approximate Area = 2051 sq ft / 190.5 sq m

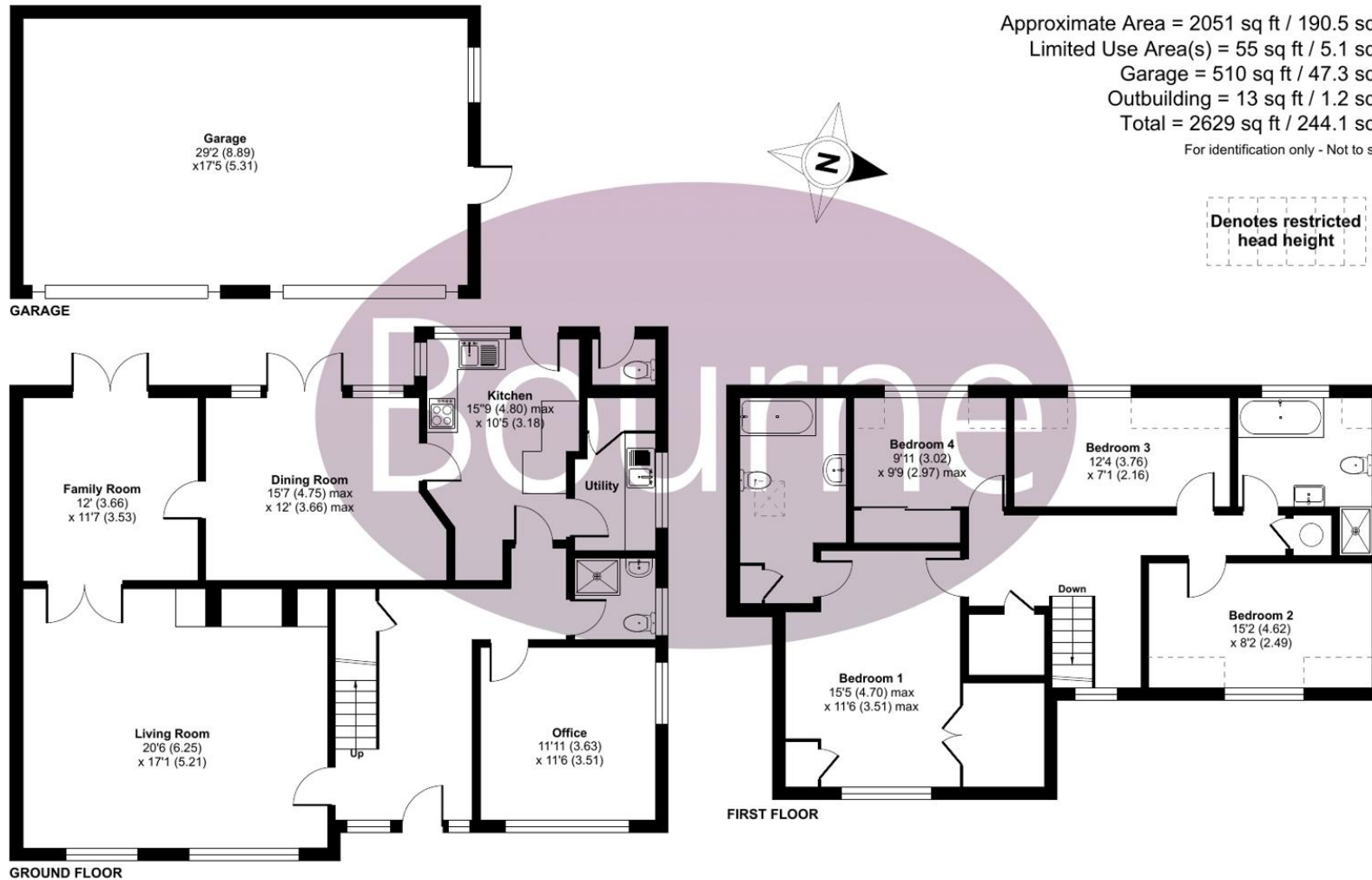
Limited Use Area(s) = 55 sq ft / 5.1 sq m

Garage = 510 sq ft / 47.3 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 2629 sq ft / 244.1 sq m

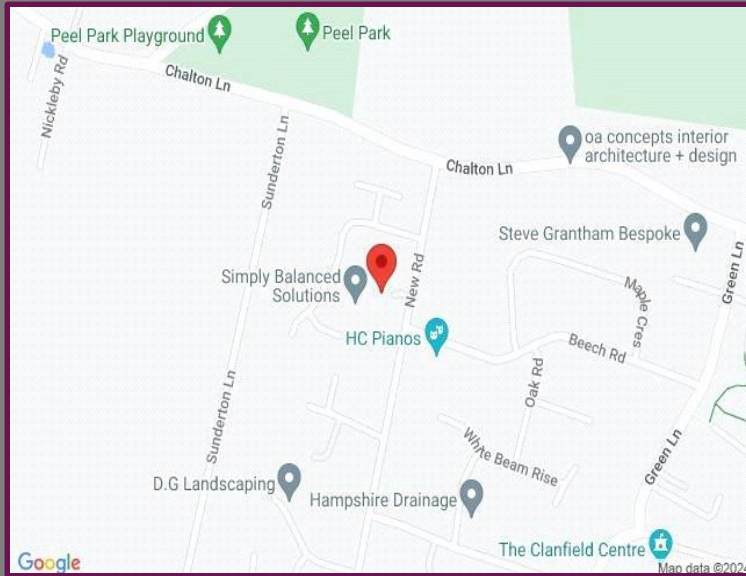
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1118894

# Location

Located within the centre of Clanfield village which provides a range of local shops, the road links are excellent with easy access to and from the A3(M) with Petersfield Railway Station a short drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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