







An excellent three bedroom modern home located in St James Place Development in Clanfield, which includes a bowling green, football pitches and family play area.

The house benefits from a private driveway and a garage with a high pitch roof. On entry to the property the hallway includes both a downstairs cloakroom and a convenient storage cupboard. To the front of the house is open views over farmers fields and the kitchen is well placed to have this aspect from the front window. The modern kitchen has built in appliances and a dining space.

The reception room is a spacious room with double doors onto the patio and rear garden and also has a further storage cupboard that runs under the stairs. There is potential to open the kitchen to the lounge area should you wish to have a more open plan living environment.

The first floor houses three bedrooms, the principal room has an en-suite shower room, bedroom two is also a double room and has a lovely aspect of views over the fields, bedroom three is a versatile single room that could be a great office or child's room. The rooms are serviced by a neutral three piece suite in a family bathroom. There is a partially bordered loft that is accessed from the landing.

The rear garden is south facing and generous in size, there is a patio area and laid lawn as well as direct access into the garage.

Clanfield is a village just south of the market town of Petersfield, which has a direct trainline from Portsmouth the Waterloo. The Queen Elizabeth Country Park is within walking distance and the A3 is an excellent route to both the





coast and north to London. There are excellent schools in close proximity and a cluster of local shops and amenities in Clanfield Village centre.

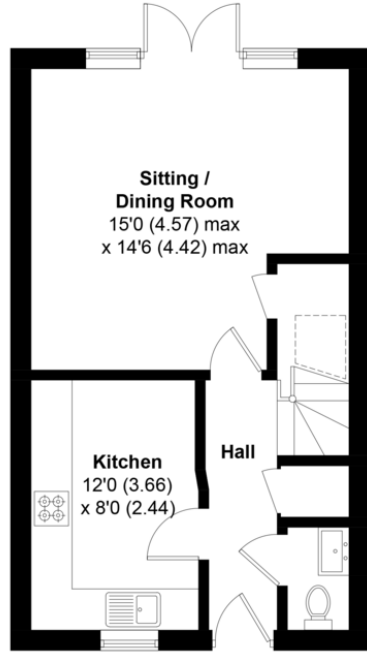
Council Tax Band D - £2,028 East Hampshire District Council.

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

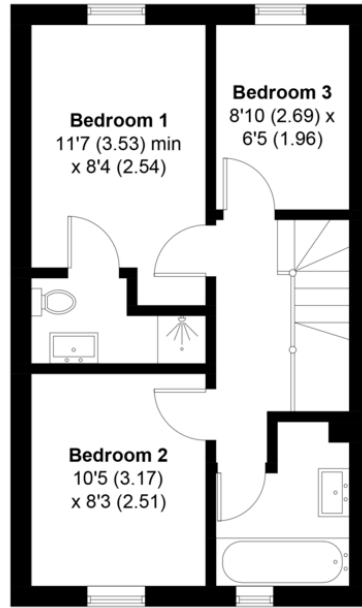


## 40, Foxglove Way, PO8 0UY

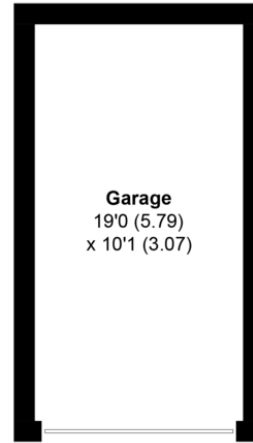
APPROXIMATE GROSS INTERNAL AREA = 824 SQ FT / 76.6 SQ M  
 GARAGE = 190 SQ FT / 17.7 SQ M  
 TOTAL = 1014 SQ FT / 94.3 SQ M



**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1034611)  
 Produced for Jacobs & Hunt - Petersfield



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	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 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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