



Teglease Gardens, Clanfield

Price Guide £390,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Teglease Gardens, Clanfield

Discover the perfect blend of modern comfort and family-friendly living in this detached three-bedroom home located in the heart of Clanfield. Nestled in a quiet cul-de-sac within a sought-after village, this property offers convenience with proximity to schools, amenities, and excellent transport links.

Upon entering, you are greeted by a well-designed kitchen on the left, featuring ample space for a cosy breakfast table. The journey continues to a spacious living room at the rear, bathed in natural light from patio doors that open to a delightful garden. Completing the ground floor is a convenient W.C.

Ascend the stairs to discover three generously sized double bedrooms, providing ample space for the whole family. The principal bedroom boasts a luxurious en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. The property also includes a garage with a convenient door to the back garden, offering flexible usage for parking or storage.

Perfect for a growing family, the expansive garden provides an ideal outdoor space for relaxation and play.

EPC - B

Council Tax Band - D

Maintenance - £270 annually



Location - Clanfield

Clanfield is located in the south of East Hampshire, it is situated about 12 miles North of Portsmouth and six miles South of Petersfield and offers excellent access to the main A3 Motorway. It is a semi-rural village with three sides of the village joined by fields including Queen Elizabeth Country Park. Clanfield consists of two parts Old Clanfield and New Clanfield, Old Clanfield benefits from a local public house offering fantastic home cooked meals, convenience store and takeaways. New Clanfield benefits from newsagent, greengrocer, takeaways, butcher, optician, hardware store, hairdressers, coop and popular wine bar. Clanfield offers two schools, Petersgate Infant and Clanfield Juniors. There is a good bus route offering frequent services to the nearby town of Petersfield and popular Gunwharf Quays in Portsmouth.

Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551


Additional Information

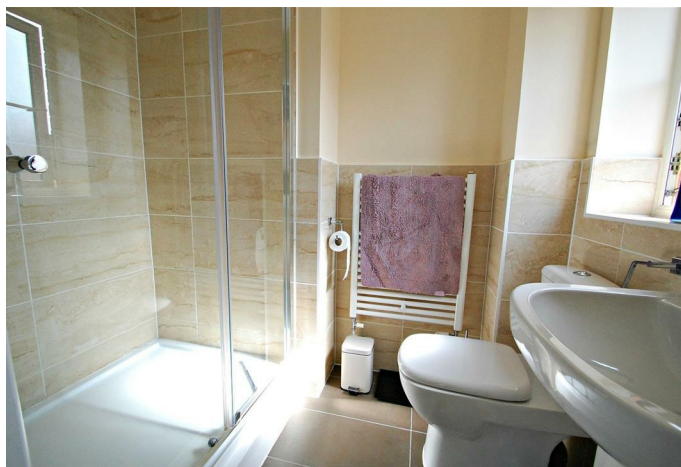
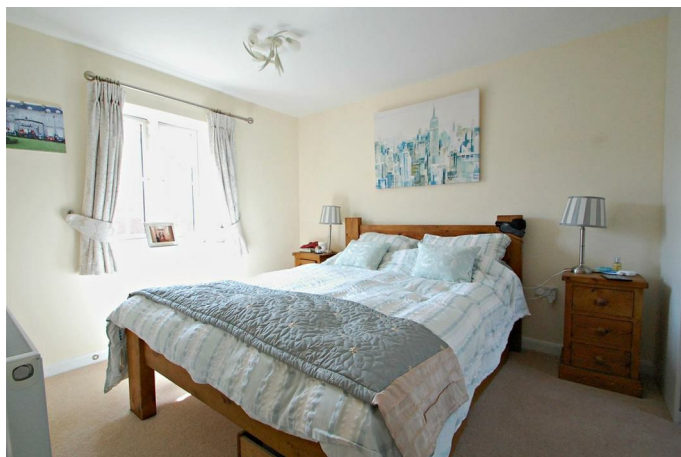
All main services

Tenure

Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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