



Yewdale, Gravel Hill

Clanfield, Waterlooville, PO8 0QE

A very attractive, spacious family house set within its own 3 acres of gardens and downland paddock, nestling in the South Downs, yet with exceptional access for commuting, schools and excellent range of recreational activities.

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Approximately 4 miles from Petersfield and Havant, Portsmouth 10 miles.

Summary of Accommodation

Entrance Hall

Open plan Living Room with Sitting/Dining area

Kitchen/Breakfast Room

Bathroom

Study/Bedroom 4

Stairs and Landing

Master Suite of Double bedroom, En-Suite Bathroom and walk-in Dressing Closet

2 further bedrooms

Family Shower room

Open fronted Barn/Store

There are approximately 2 acres of gardens with very pretty south and west patios, well planted attractive borders, with a gladed grassed area containing a variety of mature trees to the front of the property giving a continental feel.

Description

Yewdale is a contemporary style house originally built as a two bedroomed property in the 1930's and extended in 1990. It has been well maintained and upgraded to provide attractive and flexible accommodation.

The property enjoys space and light, with good ceiling heights, set in a wooded glade with a back drop of its own downland within the South Downs National Park and Area of Outstanding Natural Beauty.

The main living space is open plan with a wonderful L shaped living area, with polished American White Oak flooring sweeping through from the Hall and naturally falling into a Sitting Area with attractively set woodburner, spacious Dining Area with French windows opening onto a south facing terrace giving views to the garden and downland paddock, and also leading to the well fitted Kitchen/Breakfast Room. The property enjoys a separate Study/Bedroom 4 with downstairs Bathroom adjacent.

An elegant balustraded semi galleried wooden stairway opens onto a spacious landing. There is a magnificent spacious Master Suite with

beautiful views to the downland from the south facing balcony, walk-in Dressing area and En-suite Bathroom. There is also a single bedroom/ Study together with a further double bedroom, separate Shower Room. Bathrooms have tiled floors, heated towel rails and/or radiators.

Outside [Garden/Grounds]

The property totals approximately 3 acres of downland paddock with a small wooded area at the top of the land with wonderful rural views. The very pretty garden is divided from the paddock by post and rail fencing with sweeping drive approaching through the glade of Scots Pine leading to the house, its terraces, pretty borders and backdrop of lawn.

There is an open fronted solid oak timbered garage for two cars with integrated storage and log store, together with garden sheds.

Situation

The property is tucked away on the edge of the South Downs and enjoys a most wonderful downland position yet with excellent access to the main arteries of communication. Clanfield Village being approximately 1 mile away with its range of excellent village shops, Post Office, Pre/Middle Schools, Church and village community, and via the A3M to Petersfield the well provided market town approx. 4 miles (mainline station to Waterloo (approx. 1 hr)). Portsmouth is approximately 10 miles, Havant 4 miles and the South Coast approx. 5 miles.

Services

Mains Gas, Electricity and Water. Private drainage. Gas central heating to part of the property; multi fuel inset fire.

Local Authority

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

Tenure and Possession

The property is offered for sale Freehold with vacant possession upon completion

Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Viewing

Strictly by appointment with The Country House Company.

Tel: 02392 632275 Email: info@country-house-company.co.uk

[Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey]



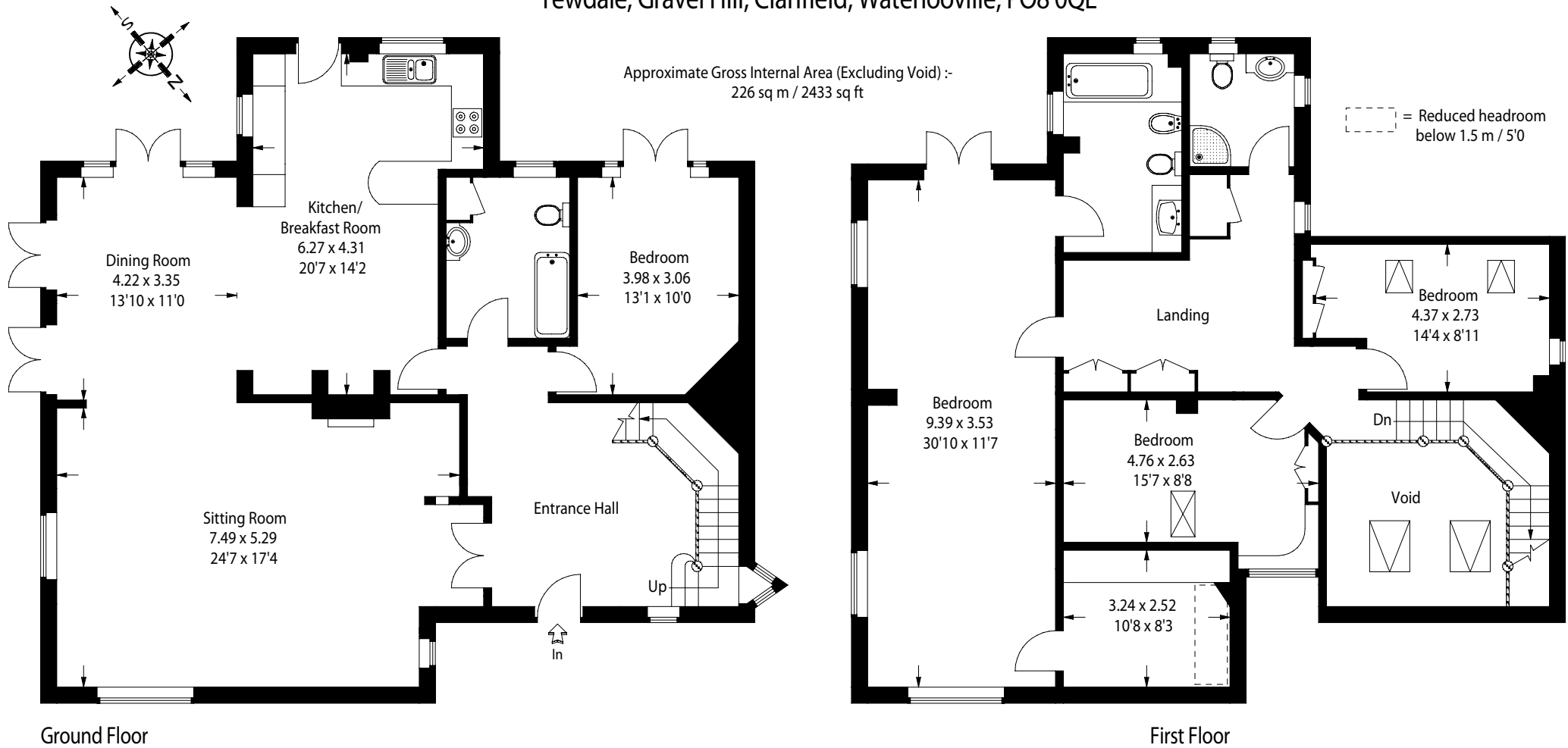
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