

Gravel Hill, Clanfield, Waterlooville, Hampshire, PO8

4 4 3

Asking Price: £1,000,000 *Freehold*

Substantial country home set in 3.2 acres with extensive garaging and workshop.

KEY FEATURES

- Substantial detached property situated in an elevated position
- Internal accommodation in excess of 3,250 sq. ft.
- Immaculately presented throughout
- Well-proportioned modern accommodation
- Garden, grounds and woodland in approximately 3.2 acres
- Countryside views
- Ample driveway parking, 6-vehicle garage and large workshop





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DESCRIPTION

The property is believed to originally date from the 1920's with a number of additions. The accommodation is over two floors and provides light, airy, spacious rooms totalling a whopping 3,269 sq. ft. of internal living accommodation, excluding any outbuildings. The floorplan denotes the layout which is flexible and deceptively large for a property within this price bracket. Of particular note is the tremendous double aspect sitting room with a wood burner and double doors leading to a terrace. The ground floor accommodation also features a large formal dining room, a spacious home office that leads through into the family room and a modern kitchen/breakfast room with a separate utility with w/c and boot room. From the hall, an impressive central staircase leads to the first-floor landing, off which are four double bedrooms and a family bathroom. Two of the first-floor bedrooms have their own ensuite shower rooms. Outside, the house is approached by a private drive leading to a parking area and substantial outbuildings including a 6-vehicle garage and a workshop. In all, the house lies in grounds of approximately 3.2 acres which is either laid to lawn or wooded. On the south and eastern side of the house is a terrace, ideal for outside entertaining. An internal viewing is strongly recommended to fully appreciate the space and grounds the property has to offer.

ACCOMMODATION

Entrance hall, dining room, sitting room, sun room, office, family room, kitchen/breakfast room, utility, boot room and downstairs w/c. Four bedrooms including two en-suite shower rooms and separate family bathroom. Extensive grounds and woodlands in approximately 3.2 acres, garaging and workshop.

LOCATION

The property is conveniently located between Clanfield, to the south and Petersfield, to the north and close to Queen Elizabeth Country Park. The nearest town is Petersfield where there are a variety of good market town amenities. Shops include Waitrose, Tesco and M&S Foods and there are a variety of independent boutiques and restaurants. For commuters, the railway station provides a direct service to London (Waterloo) in a little over an hour and the tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. Naturally, being in the South Downs National Park, the surrounding countryside provides excellent country pursuits including walking and riding. Further leisure pursuits in the area include golf and an open air swimming pool in Petersfield, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Portsmouth Grammar School. The property enjoys excellent access to the A3, making it ideal for commuters. As a result of its convenient location, some background road noise may be experienced at certain times within the grounds and outside areas of the property.

DIRECTIONS

From Petersfield, proceed south along the A3 towards Portsmouth. Pass Queen Elizabeth Country Park and take the next exit, signed to Chalton and Clanfield. Proceed back over the A3 and at the roundabout, turn right. Continue along the road, passing Petersfield Lane on your left and the drive for the property is on your left after a further 360 metres.

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MATERIAL INFORMATION

Method of Sale: Private treaty
Tenure: Freehold
Construction: Rendered and tile-hung elevations under a tiled roof
Services: Mains gas, water and electricity. Private drainage. Solar panels.
Council Tax: East Hampshire District Council Band: "G"
EPC Rating: "C" (77)
Service Charge: N/A
Ground Rent: N/A
Rights & Easements: None known
Overage Clause: The property benefits from extensive grounds and woodland. A historic overage agreement applies in relation to the construction of any future separate dwelling or residential development within the grounds. This does not affect the day-to-day residential use and enjoyment of the property, and further details are available from the selling agent.
Flooding: To the best of our knowledge, the property has never flooded
Mobile Signal: Good outdoor and in-home (Ofcom)
Broadband Availability: Ultrafast (Ofcom)
Parking: Ample driveway parking, large workshop and double garage
Viewings: Strictly by appointment with Winkworth Petersfield
WHAT3WORDS: ///hiking.input.mavericks
Ref: AB/250202/1

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Approximate Gross Internal Area = 303.0 sq m / 3261 sq ft
Outbuildings = 108.5 sq m / 1168 sq ft
Total = 411.5 sq m / 4429 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2026.

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