















## AT A GLANCE

-  Detached Family Home
-  5 Bedrooms
-  En-Suite To Master Bedroom
-  Private South Facing Garden
-  Conservatory & Patio Area
-  Kitchen / Breakfast Room
-  Living & Separate Dining Room
-  Double Garage & Generous Parking
-  1870 Sq Ft (175 sq mtrs)
-  No Forward Chain Available Immediately





## ABOUT THE PROPERTY

This modern detached family home, offering 1,880 sq ft of well-designed living space, is perfectly situated in the sought-after village of Clanfield. Combining generous proportions, contemporary features, and a prime location, it's the ideal setting for family life in a thriving community.

On arrival, the property impresses with its spacious forecourt, providing ample off-road parking for multiple vehicles and direct access to a double garage with twin up-and-over doors. The home's attractive exterior hints at the practicality and style within.

The interior is thoughtfully laid out, beginning with a welcoming living room, an inviting space perfect for family relaxation or entertaining. Adjacent is a formal dining room, ideal for gatherings and special occasions. A bright conservatory, upgraded with an insulated roof, adds year-round versatility, making it a great spot for lounging, playing, or simply enjoying views of the garden.

The heart of the home is the kitchen/breakfast room, a practical and sociable space for cooking and casual dining. It's supported by a utility room, offering additional storage and functionality to keep daily life running smoothly. A downstairs cloakroom with W.C. completes the ground floor, ensuring convenience for residents and visitors alike.

Upstairs, the home offers five generously sized bedrooms, providing flexibility for family, guests, or home office needs. The master bedroom features a private en-suite shower room, creating a serene retreat for homeowners. The remaining bedrooms are served by a modern family bathroom, equipped with a bath and shower to accommodate all household needs.





## ABOUT THE PROPERTY

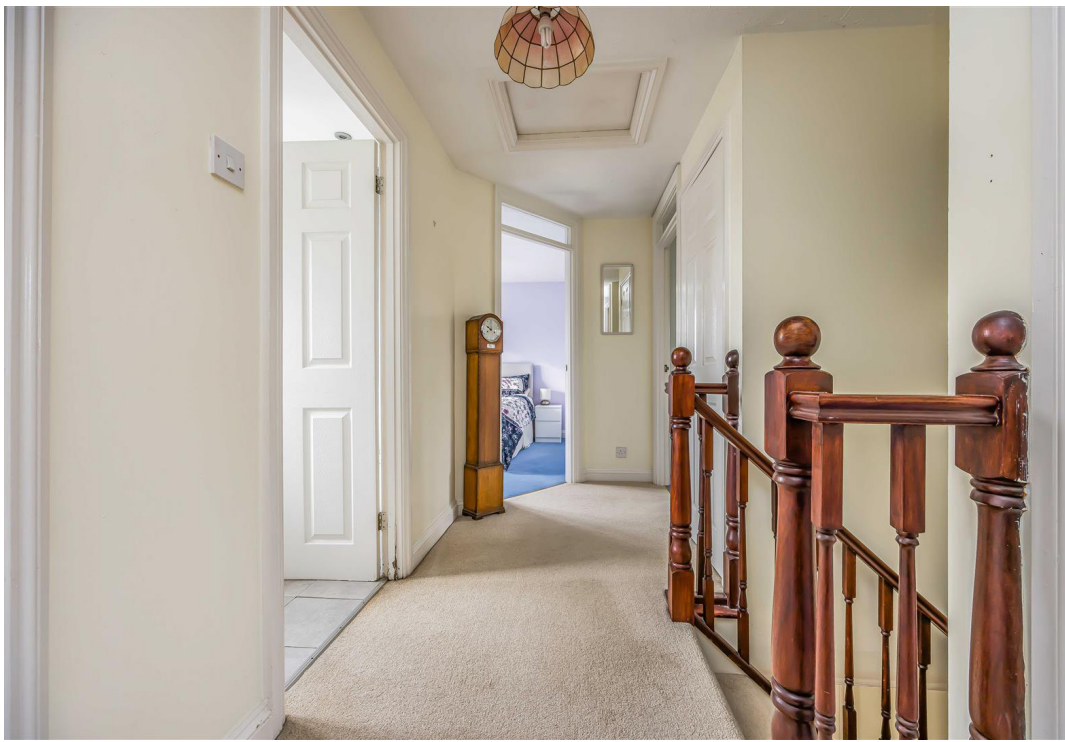
Outside, the property benefits from a private south-facing garden, a charming space ideal for outdoor dining, gardening, or unwinding in the sun. Though compact, it is cleverly designed to provide privacy and low-maintenance enjoyment, perfect for a busy family lifestyle.

The location enhances this home's appeal, with the community hall just a short walk away. Here, you'll find a range of sporting facilities and activities, fostering a vibrant, active lifestyle. Clanfield itself is a delightful village offering a welcoming community, excellent local amenities, and easy access to the stunning South Downs National Park. The area is well-served by reputable schools, local shops, and excellent transport links to Portsmouth, Chichester, and London.

This property combines spacious, modern living with a desirable location, offering everything a family could need in a home. To fully appreciate all it has to offer, arrange a viewing with us today!



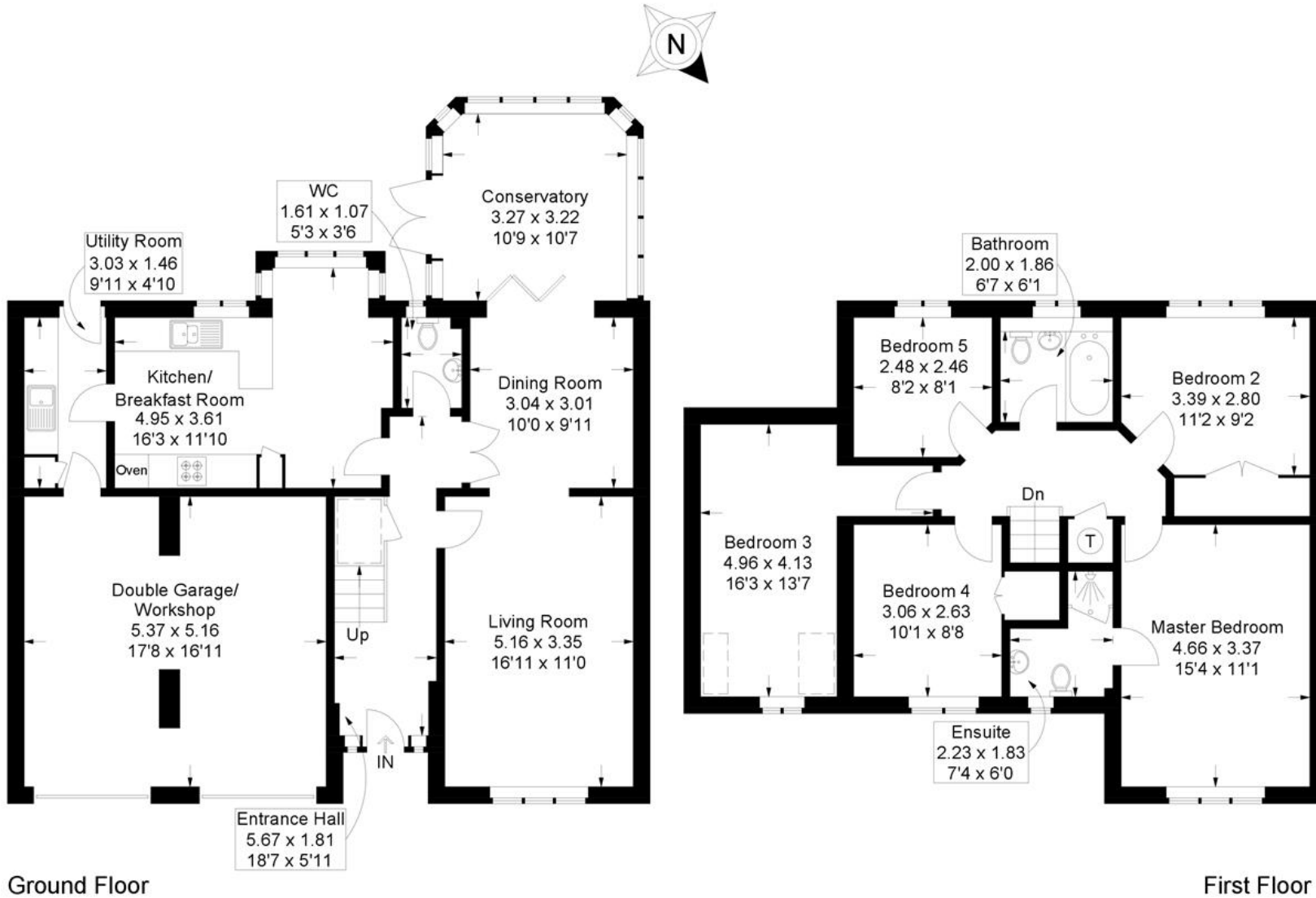






# Storrington Road, Clanfield

Approximate Gross Internal Area = 173.5 sq m / 1867 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 2 sq m / 22 sq ft  
 Total = 175.5 sq m / 1889 sq ft



= Reduced headroom below 1.5m / 5'0"

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.





## LOCATION

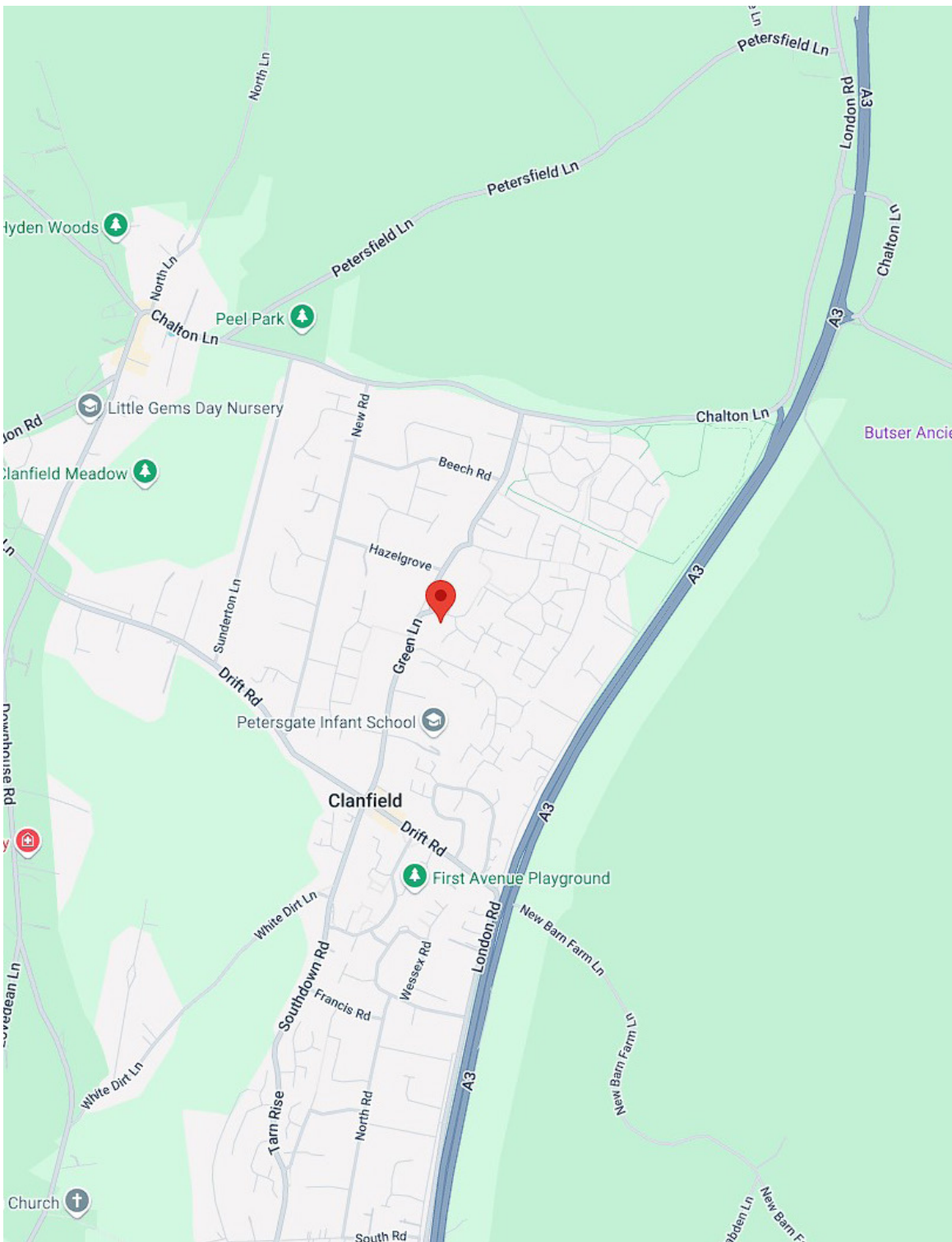
Clanfield is a charming village nestled in the heart of Hampshire, offering the perfect blend of rural tranquillity and modern convenience. Positioned on the edge of the South Downs National Park, it is a haven for nature enthusiasts, with stunning landscapes, walking trails, and cycling routes that provide endless opportunities for outdoor adventure.

The village boasts a vibrant community atmosphere, supported by an array of local amenities. Residents enjoy a selection of shops, cafes, and traditional pubs, such as The Rising Sun & The Hogs Back, which both offer a warm and welcoming environment. For families, the village provides access to highly regarded schools and recreational facilities, including sports fields and the Clanfield Community Centre, which serves as a hub for fitness classes, events, and activities for all ages.

Clanfield is ideally situated for those seeking connectivity while maintaining a peaceful lifestyle. With easy access to the A3, it offers excellent transport links to nearby cities like Portsmouth, Southampton, and London. Despite its accessibility, Clanfield retains its countryside charm, surrounded by open fields, wooded areas, and picturesque views of the downs.

The community is active and friendly, regularly hosting events such as fairs, markets, and social gatherings that bring residents together. Whether you're seeking a quiet countryside retreat or a thriving village life, Clanfield delivers a balance of both, making it an ideal place to call home.

Queen Elizabeth !! country park is with cycling distance and this offers amazing and exciting mountain bike trails and walks for all ages.





## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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[in](#) Christopher Smeed



## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



# NEXA

## PROPERTIES



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