



27 Swallow Court – East Meon Road – Clanfield – Hampshire – PO8 0SX

A two-bedroom mid terrace cottage in a popular retirement development close to shops



27 Swallow Court

Entrance hall • Sitting room • 2 Bedrooms •
Kitchen • Shower room

£180,000 leasehold

Swallow Court is situated off East Meon Road and just a short walk to the village centre.

No 27 is an attractive two-bedroom mid terrace cottage overlooking fields towards the South Downs National Park.

Facilities include a resident scheme manager, emergency alarm system, door entry system, residents' lounge with terrace backing onto open fields, shared laundry, lift in the main building and attractive gardens and grounds.

Clanfield lies two miles west of the A3 with local shops and about six miles south of Petersfield with its comprehensive facilities. Portsmouth is 11 miles away and fast trains to London (Waterloo) from Petersfield take a little over an hour.

125 year lease from 1984 and 60+ age covenant.

Ground Rent £75 pa

**For viewings please contact the
Scheme Manager on 02392 594087 or
Fifty5plus on 01488 668655**



Sitting room



Bedroom



Kitchen

The Property

No 27 Swallow Court is an attractive two-bedroom mid terrace cottage overlooking the fields to the rear of the development.

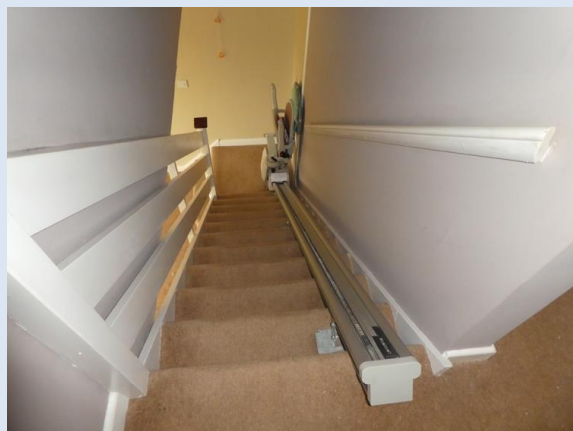
Approximate room dimensions as follows: Entrance hall. Sitting room (14'2" x 13'3") with sliding door to the gardens backing onto open countryside. Kitchen (9'6" x 10'3") Acorn stairlift to landing. Bedroom 1 (14'2" x 10'1") Bedroom 2 (9'7" x 7') Shower room (5'11" x 6'0") Double glazing and electric storage heating.



Bedroom 2



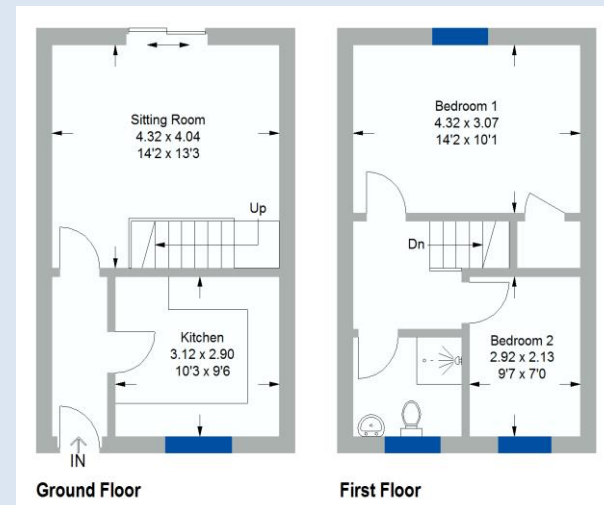
Shower room



Directions to Swallow Court

From the A3 Portsmouth to London Road take the exit to Clanfield north of Horndean and continue into the village along Charlton Lane passing Petersfield Lane on your right and then North Lane to your right.

In the village centre take the East Meon Road and the development will be seen in a short distance on your left.



Approximate gross internals:
Energy Performance Rating : 54
Ground Rent: None

Total 62 sq m / 667 sq ft
Service charge: £2,655.85 p.a to December 2021
Council tax banding: B

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

Swallow Court

Swallow Court consists of 52 one and two-bedroom apartments built around a courtyard with the original house fronting the road and completed in 1986. There is parking in the central courtyard and landscaped gardens and grounds to the north and south. Some of the properties overlook open fields to the rear.

There is a resident scheme manager, 24 hour alarm system, entry phone system, residents' lounge with terrace backing onto open fields, shared laundry and lift in the main building.

Location

Clanfield is an attractive Hampshire village on the South Downs. There are local shops in the village and a home delivery service. There is also a post office and dentist's surgery. The larger centre of Horndean is about two and a half miles away and there is an hourly bus service to both Portsmouth and Petersfield. Petersfield is an attractive market town on the River Rother with a central square which is still the scene of a twice weekly market. The surrounding streets have many 18th century buildings and there are restaurants, tea rooms, cafes and a good selection of large stores and specialist shops as well as a Post Office, a library and all the major banks.

Further afield

Clanfield is well placed for communications in the south of England being about two miles west of the A3 south of Petersfield with fast trains to London (Waterloo) taking just over an hour. Nearby is The Heath, a sixty-nine acre boating and fishing pond close to the golf course beyond which is the Sussex countryside

Nearby there are many interesting places to visit including Buster Ancient Farm, Hambledon Vineyard and Winepress, Queen Elizabeth Country Park, Staunton and Upark.



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