









Guide price £650,000

# 6 Kingsbury Court South Lane

Clanfield, PO8 0UX

- DETACHED HOME
- TWO BATHROOMS
- UTILITY ROOM
- QUIET CUL-DE-SAC
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- DRIVEWAY & GARAGE
- CLOSE TO VILLAGE CENTRE

Welcome to this exquisite four-bedroom detached home nestled in the tranquil setting of a quiet cul-de-sac, comprising only five homes, in the charming old village of Clanfield. Meticulously improved and modernized, this residence offers a perfect blend of contemporary comforts and timeless elegance.



As you step into this beautifully presented home, you are greeted by a large and welcoming entrance hall. The ground floor boasts a recently re-fitted kitchen dining room, featuring French doors that open into the living space, creating a seamless transition. The dual-aspect living room is a focal point of this home, adorned with a feature fireplace housing a wood burner. Enjoy panoramic views over the meticulously landscaped gardens, creating a serene and inviting atmosphere. The ground floor is further enhanced by a convenient cloakroom and a utility room, adding to the functionality of the space. To the first floor are four spacious double bedrooms, providing ample space for family and guests. Two well-appointed bathrooms add a touch of luxury, ensuring convenience and style. The property offers scope for additional parking should you require with a well proportioned front garden that could be converted, the driveway provides space for two vehicles and grants access to the garage. The side and rear gardens are a private oasis, meticulously maintained and mostly laid to lawn with mature shrubs and hedges surrounding, it features two patio areas a large timber shed for additional storage.

Location is key, and this home is perfectly situated just a stone's throw away from the village centre. Immerse yourself in the charm of the old village with its country pub, church, convenience store and transport links—all within easy reach. Additionally, this residence sits on the fringes of the Southdown's National Park, providing direct access to picturesque country walks, perfect for nature enthusiasts and those seeking an active lifestyle.

Don't miss the opportunity to make this stunning property your home—a harmonious blend of modern living and the timeless appeal of village life.





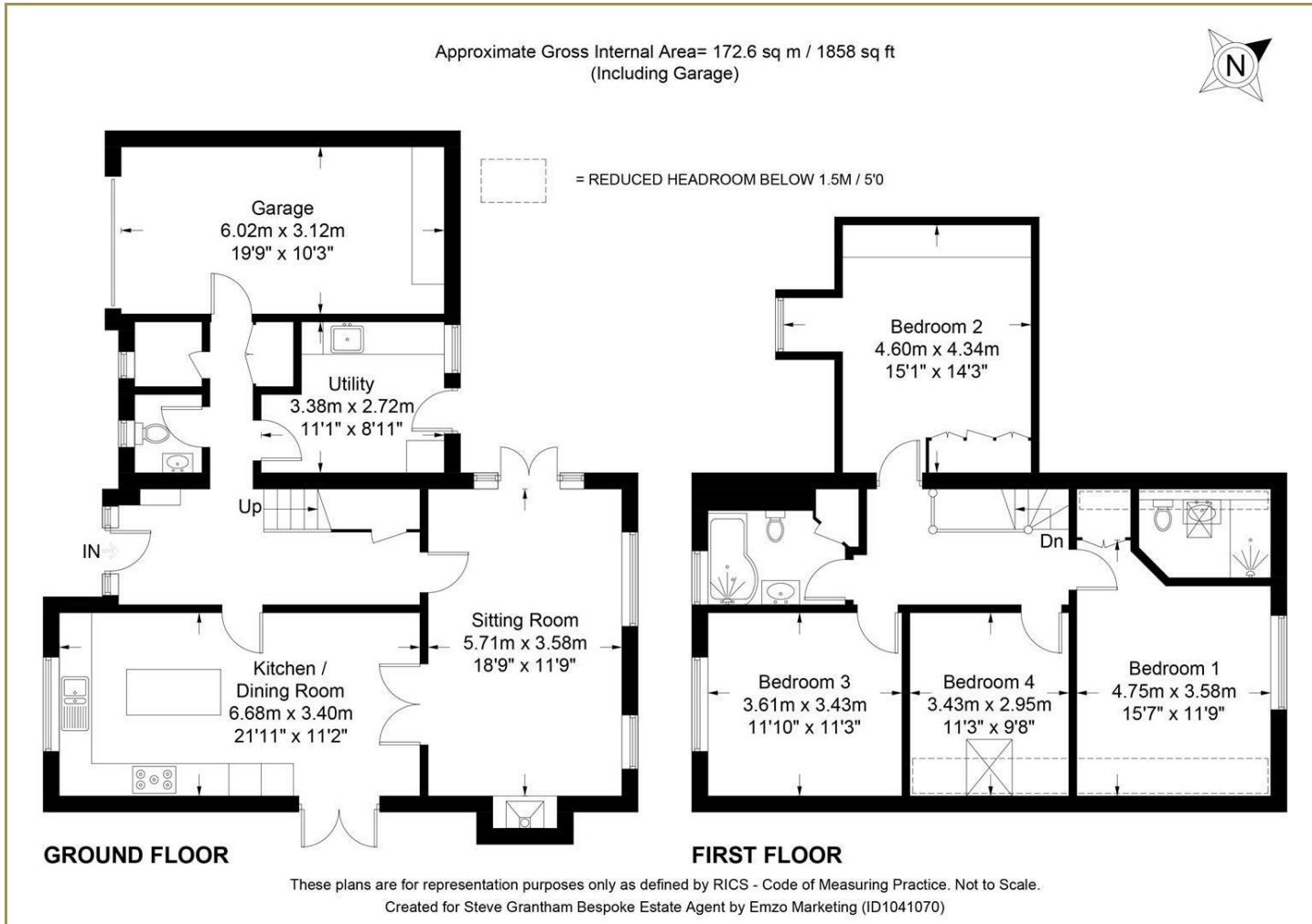




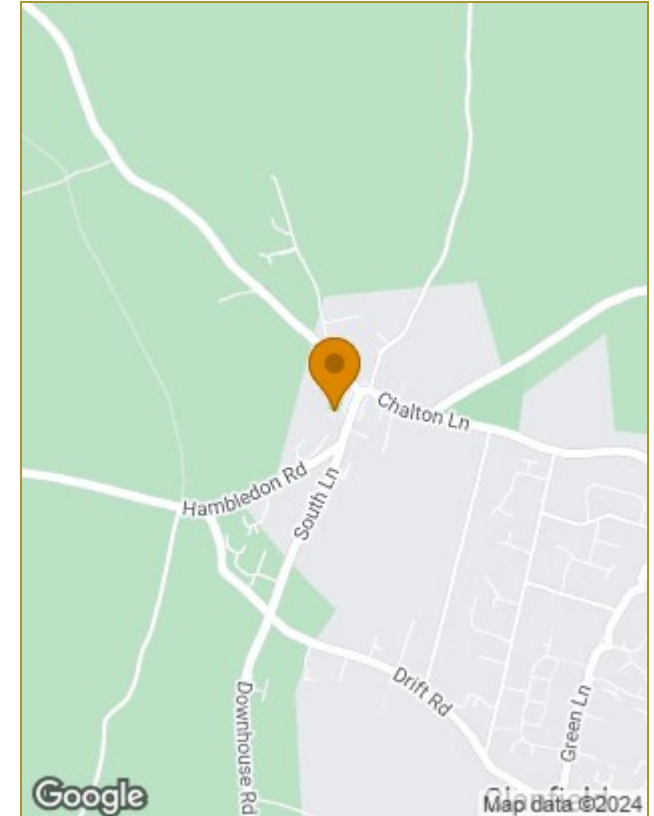




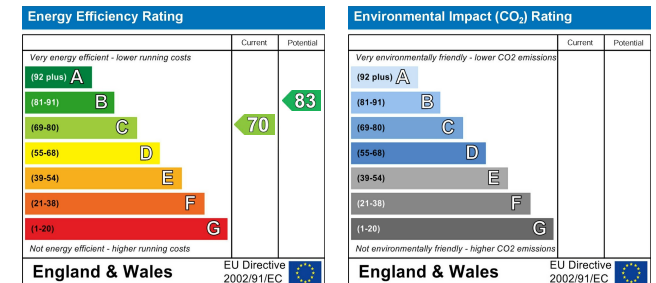
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.