





# 6a St. Davids Road

Clanfield, PO8 0NL

- VERSATILE DETACHED CHALET STYLE HOME
- THREE BATHROOMS
- DRIVEWAY & DOUBLE GARAGE
- CONSERVATORY
- UTILITY ROOM & STUDY
- FIVE BEDROOMS
- 0.3 OF AN ACRE PLOT
- KITCHEN/DINING ROOM
- SOUTH FACING GARDENS
- OVER 2200 SQ FT

Welcome to this exceptional detached chalet-style home nestled at the end of a quiet cul-de-sac in the picturesque village of Clanfield. Situated on an expansive plot of approximately 1/3 of an acre, this property offers a rare combination of space, versatility, and individuality, making it a perfect fit for various family needs.

Guide price £750,000



Upon entering, you are greeted by a welcoming entrance hallway, providing access to all principal rooms on the ground floor and featuring stairs leading to the first floor. The ground floor boasts three/four bedrooms, including a luxurious master suite with a walk-through dressing area and an en-suite shower room. An additional ground floor shower room adds convenience and functionality to the living space.

The heart of the home is the spacious living room, adorned with patio doors that lead seamlessly into a charming conservatory, offering picturesque views of the landscaped gardens. A cozy wood-burning stove adds warmth and character to the living space. Continuing the seamless flow, an archway leads to the open-plan kitchen/dining room, equipped with a modern fitted kitchen, a convenient walk-in pantry, and an archway accessing a practical utility area.

Ascending to the first floor, you'll find two further bedrooms and a family bathroom, providing ample accommodation for larger families or guests.

Outside, the property truly shines with its beautifully landscaped south-facing gardens enveloping the rear and side of the home. Mature shrub and flower borders, along with manicured lawns, create a tranquil and inviting outdoor space. A summer house, two timber sheds, and a greenhouse offer additional storage and gardening opportunities. Multiple patio areas provide idyllic settings for outdoor entertaining or simply enjoying the serenity of the surroundings.

Completing the picture is a well-proportioned driveway and a detached double garage, providing ample parking and storage space.

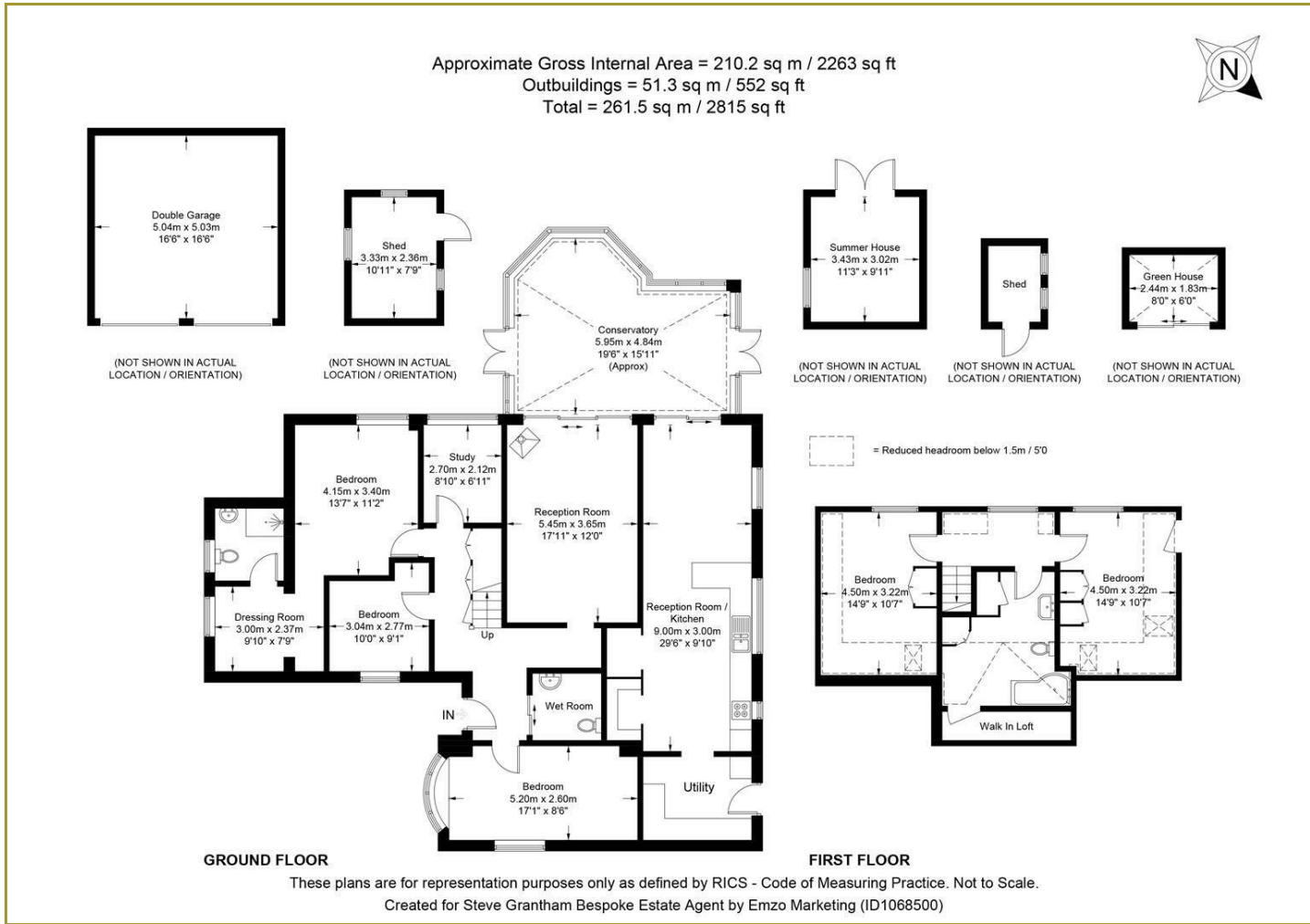
With over 2200 sq ft of internal accommodation and a wealth of features both inside and out, this unique home offers a rare opportunity to experience modern living in a truly idyllic setting.



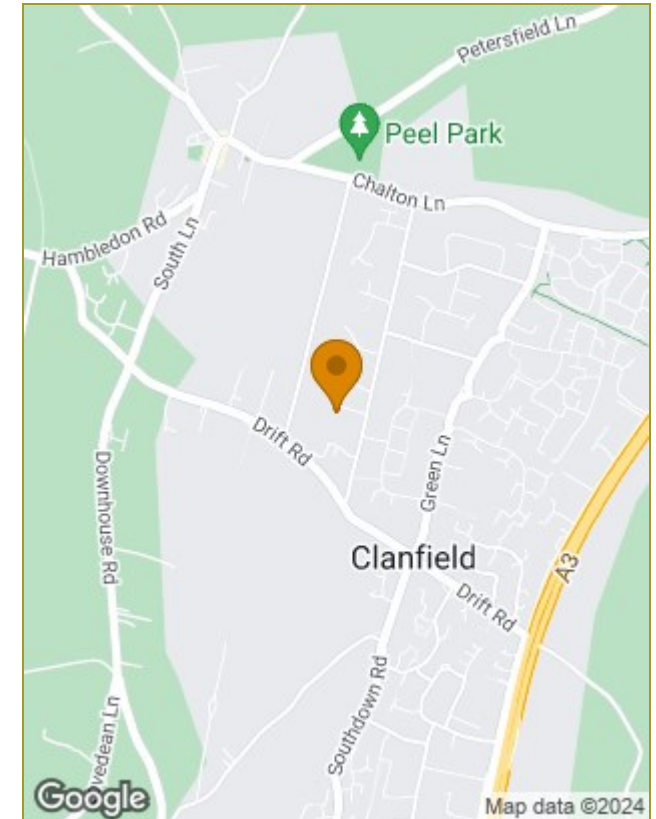




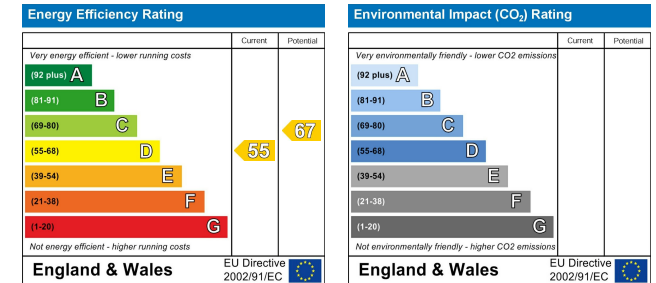
## Floor Plans



## 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.