





Guide price £800,000

The Garden House Green Lane

Clanfield, PO8 0LS

- NON-ESTATE DETACHED FAMILY HOME
- FOUR BEDROOMS
- QUARTER OF AN ACRE PLOT
- GARDEN ROOM/SUMMER HOUSE (OFFICE/ANNEXE POTENTIAL)
- UTILITY ROOM
- OVER 2500 SQ FT OF ACCOMMODATION
- THREE BATHROOMS
- LARGE DRIVEWAY & STORE
- BROKEN PLAN LIVING
- BEAUTIFULLY PRESENTED THROUGHOUT

Welcome to The Garden House, a beautifully presented detached non-estate home nestled in the picturesque village of Clanfield. This exquisite property is conveniently located close to transport links and the South Downs National Park, offering the perfect blend of rural tranquility and modern accessibility.



Recently modernised to provide a stylish and comfortable living space, this home spans over 2300 sq ft on a generous plot of just over a quarter of an acre.

The ground floor features a spacious, broken plan design with a dual aspect living room. Bi-folding doors open to a west-facing garden, creating a seamless indoor-outdoor living experience. A central feature fireplace with a wood-burning stove adds warmth and charm. The elegant dining area, also with bi-folding doors to the garden, flows effortlessly from the living room, ideal for entertaining and family gatherings. The kitchen is fitted with a shaker-style range of wall and base units, complemented by a large central island perfect for light dining. A window provides a lovely view of the rear garden. The ground floor also includes a well-proportioned utility room, a cloakroom, and a versatile storage space from the converted garage.

The first floor comprises four double bedrooms. Both the master and second bedrooms feature en-suite shower rooms, while the family bathroom boasts a modern four-piece suite including a walk-in shower and bath.

The front of the property features a gated shingle driveway, providing ample off-road parking.

The rear garden is a private oasis, with a large Indian sandstone patio perfect for outdoor entertaining and dining. Surrounded by hedges, mature shrubs, and trees, the garden offers a gardener's paradise with well-stocked borders and a lush lawn. At the foot of the garden, a versatile summer house provides potential as a man cave, home office, or even an annexe, complete with its own kitchenette and WC.

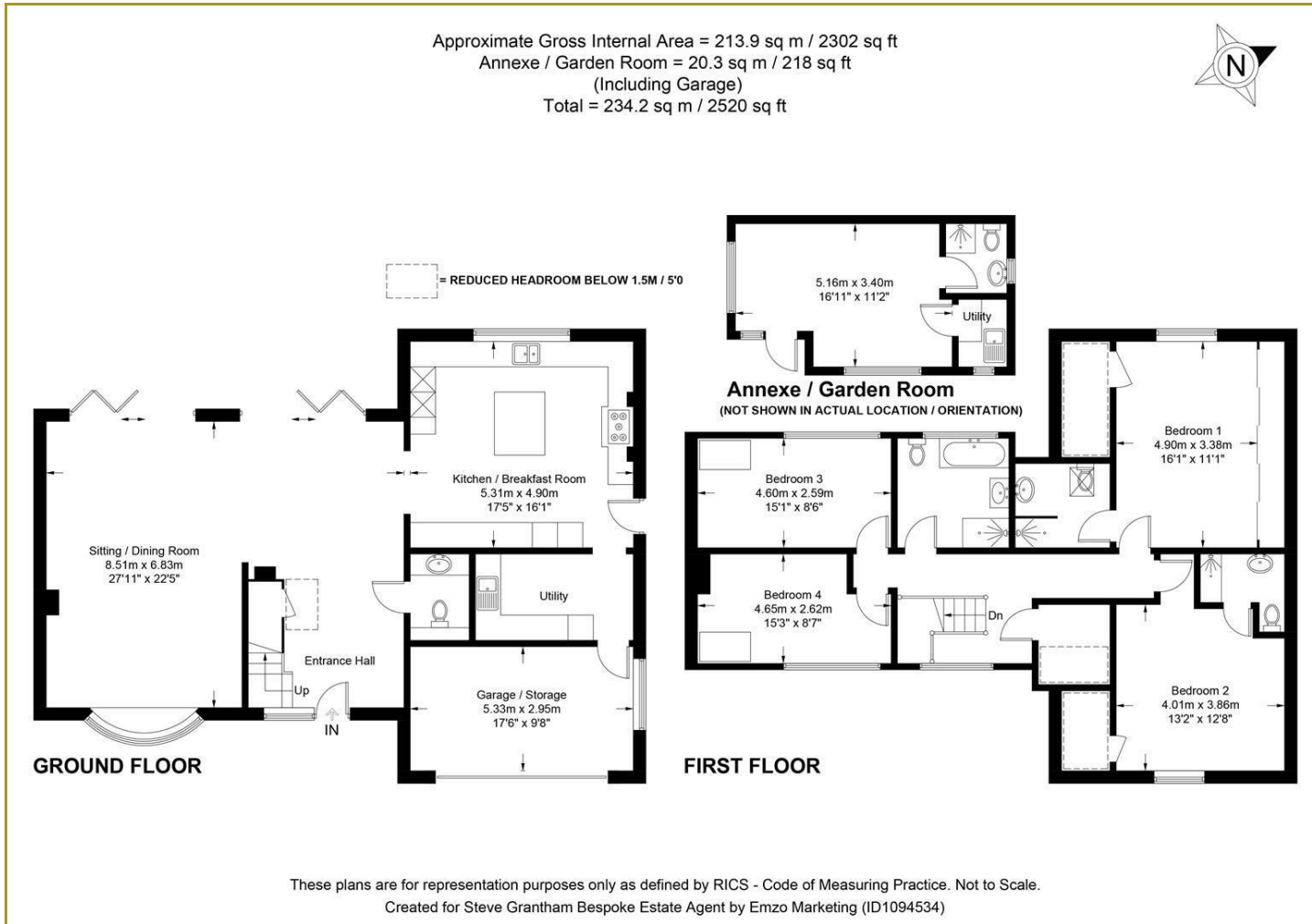
The Garden House truly lives up to its name, offering a delightful blend of contemporary living and serene outdoor space. This property is a must-see for those seeking a modern family home in a charming village setting.







Floor Plans

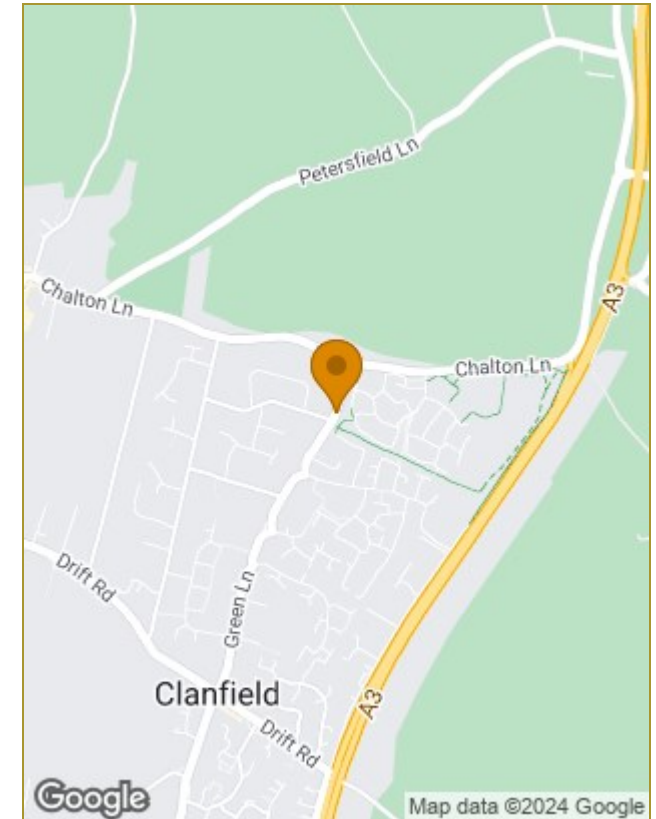


Viewing

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.

Location Map



Energy Performance Graph

