









# 2 Sandalwood Close

Clanfield, PO8 0QH

- DETACHED HOME
- SUBSTANTIAL SOUTH FACING GARDEN
- DRIVEWAY & GARAGE
- SOUGHT AFTER LOCATION
- UPVC DOUBLE GLAZED WINDOWS
- THREE BEDROOMS
- SCOPE TO EXTEND (STPP)
- QUIET CUL-DE-SAC
- TWO RECEPTION ROOMS

Situated at the foot of a quiet cul-de-sac in Clanfield, this charming three-bedroom detached home enjoys a tucked-away position and a surprisingly substantial south-facing garden. There is ample scope to extend (subject to planning permission).



A driveway to the front provides off-road parking for three cars, with pedestrian access to the rear garden both sides, and leads to an integral garage, adding both convenience and practicality. Inside, the ground floor comprises a well-proportioned living room with a front-facing window and a feature fireplace, creating a warm and inviting space.

The rear of the home hosts a generously sized dining room with patio doors opening to the garden, alongside a bright and functional kitchen, with space for a breakfast table. The kitchen includes a gas hob, a double electric oven, and ample cupboard space for storage. A cloakroom and utility room with a mixer-tap sink and plumbing for washing m/c and dishwasher completes the ground floor layout.

On the first floor, the home offers three well-sized bedrooms, each filled with natural light, and a family bathroom. The front bedroom has a generous, four door, fitted wardrobe which includes storage space above. The bathroom has a bath with mixer shower-head attachment. On the landing there is a loft ladder, and an airing cupboard with slatted shelving. The layout also allows for potential expansion above the garage, subject to planning approval, to add a fourth bedroom or additional living space.

The impressive T-shaped rear garden is larger than average, extending behind the neighboring property, and offers excellent privacy. Surrounded by hedges and flower borders, it features a variety of fruit trees and a spacious lawn, making it a perfect retreat for relaxation and gardening. With a sought-after location and immense potential, this home presents a unique opportunity for new owners to personalize and enhance its charm.





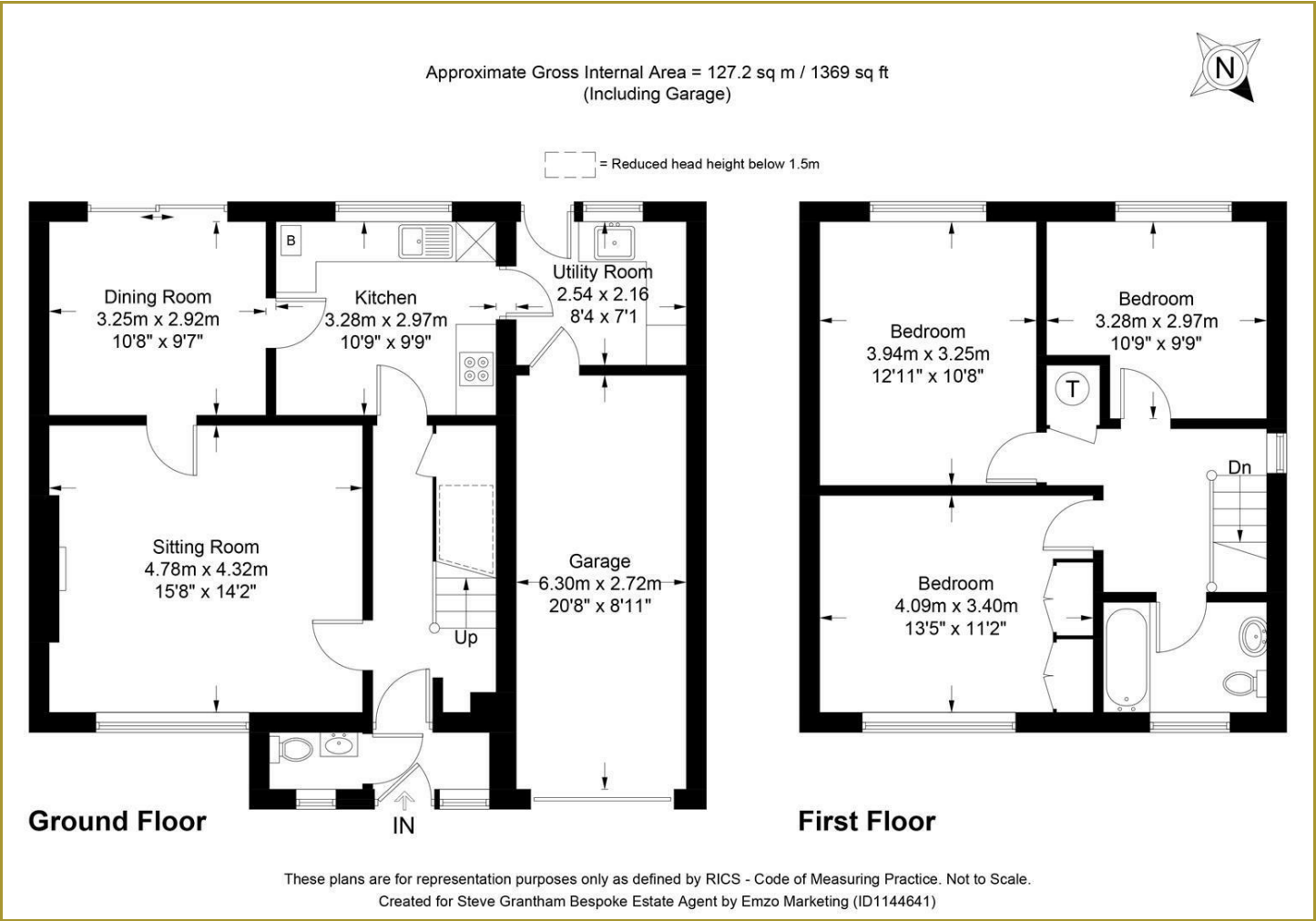








Floor Plans

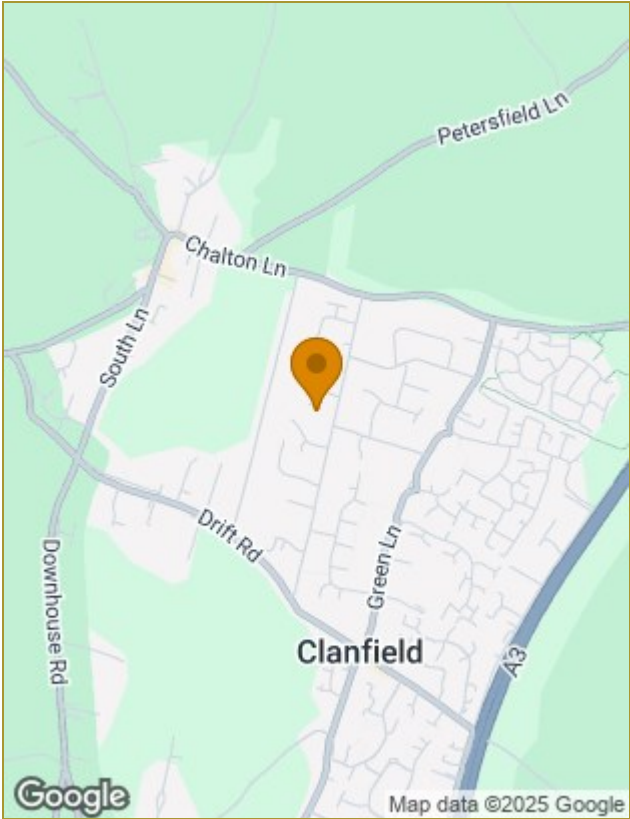


Viewing

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

