







# 4 Twyford Rise South Lane

Clanfield, PO8 0RB

- SEMI DETACHED TOWN HOUSE
- TWO BATHROOMS
- 10 YEAR ICW WARRANTY
- 1249 SQ FT
- OPEN PLAN KITCHEN/DINING LIVING ROOM
- THREE BEDROOMS PLUS A STUDY/NURSERY
- VILLAGE LOCATION
- TWO PRIVATE PARKING SPACES
- LANDSCAPED GARDENS
- HIGH SPECIFICATION

Nestled in the picturesque village of Clanfield, this stunning semi-detached townhouse is part of the highly sought-after Twyford Rise development by Lilyford Homes. Boasting 1,249 sq ft of thoughtfully designed living space, this brand-new home offers the perfect blend of modern comfort and timeless charm.



The ground floor showcases a bright and spacious open-plan kitchen, dining, and living area, seamlessly connected by Bi-folding doors that lead to a beautifully landscaped rear garden. The contemporary fitted kitchen is equipped with integrated energy-efficient appliances and bespoke cabinetry, while the paved patio provides an ideal setting for alfresco dining.

Upstairs, the property features Three well-appointed bedrooms plus a study/nursery, including a luxurious master bedroom complete with an en-suite. A stylish family bathroom complements the upper level, finished with white porcelain sanitary ware, chrome fittings, and heated towel rails for added comfort.

This energy-efficient home is designed with modern living in mind, featuring solar panels, high-quality insulation, energy-efficient lighting, and hyperfast broadband connectivity. The property also benefits from two private parking spaces, visitor parking, and the convenience of electric car charging capability.

With a 10-year structural warranty from ICW and a host of premium features, including USB charging sockets, high-performance double-glazed windows, and contemporary tiled bathrooms, this home offers exceptional quality and peace of mind.

Set within the tranquil village of Clanfield, this property is the perfect choice for families or professionals seeking a harmonious blend of countryside living and contemporary luxury.

Agents Note: The images displayed are either CGI or examples from a previous development by Lilyford Homes.











Floor Plans

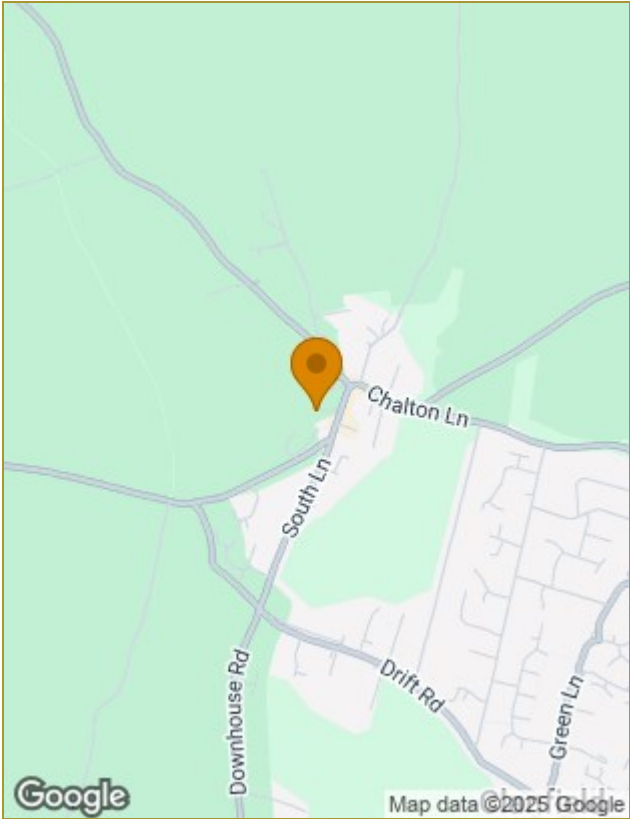


Viewing

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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	92	92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		