





33 Appleton Close

Clanfield, PO8 0ZG

- EXECUTIVE DETACHED HOME
- THREE BATHROOMS
- STUDY
- DRIVEWAY & DOUBLE GARAGE
- CUL-DE-SAC LOCATION
- FOUR DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- SOUTH FACING REAR GARDEN
- 16FT LIVING ROOM
- EASY ACCESS TO A3

Nestled in a serene cul-de-sac in the picturesque village of Clanfield, this elegant four-bedroom executive detached family home offers luxurious living with a spacious layout, a southerly aspect rear garden, and excellent amenities.



Guide price £680,000



Upon entering, you are greeted by a grand entrance hallway, setting a welcoming tone with its open space and staircase leading to the first floor. This hallway provides access to all principal rooms, including a front-facing study, perfect for a home office.

The 16ft living room is a bright and airy space, featuring French doors that open onto the rear garden, blending indoor and outdoor living. The heart of the home is the expansive kitchen/dining room, also equipped with French doors leading to the south-facing garden. This area is designed for both functionality and style, featuring a range of modern wall and base units, integrated appliances, and ample space for a dining table. Adjacent to the kitchen is a versatile separate dining room/playroom with a front aspect window. Completing the ground floor is a convenient utility room and a cloakroom.

A gallery-style landing on the first floor offers access to all rooms. The home boasts four double-sized bedrooms, providing ample space for family and guests. The master bedroom features a walk-through wardrobe area leading to a luxurious en-suite with a four-piece suite, including a walk-in shower and a bath. Bedroom two also benefits from its own en-suite shower room. The family bathroom is well-appointed with a four-piece suite, including a walk-in shower and a bath.

The rear garden is a true highlight, designed for relaxation and entertainment. It features two patio areas perfect for alfresco dining and gatherings. The garden is predominantly laid to lawn and surrounded by mature shrub borders, ensuring privacy and a serene atmosphere.

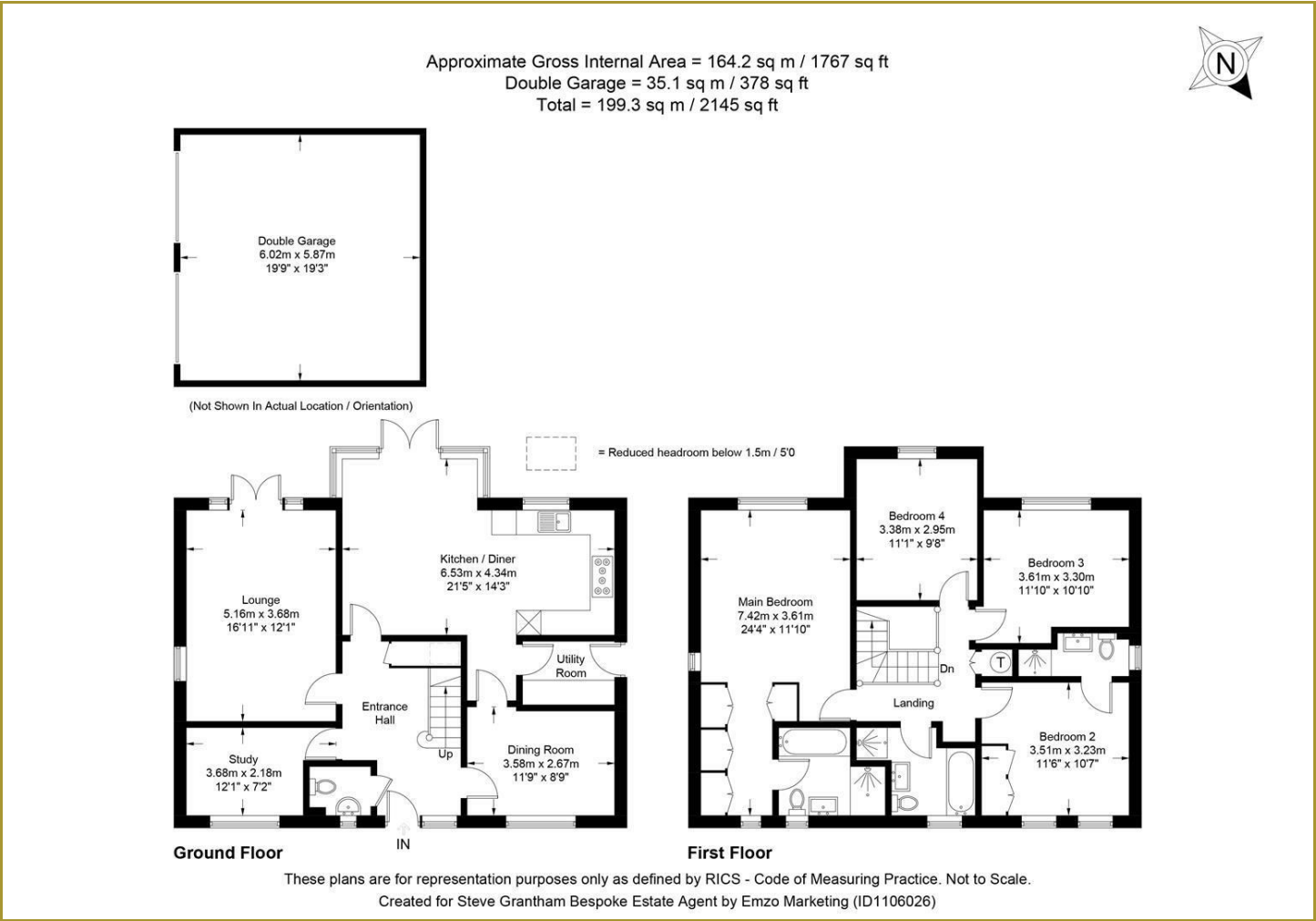
The property boasts a substantial driveway that provides ample off-road parking and leads to a detached double garage with power, light, and extensive storage in the eaves.

This stunning family home in Clanfield combines luxury, comfort, and practicality. Its desirable cul-de-sac location offers peace and privacy, while the generous living spaces and well-designed layout cater to the needs of modern family life. With its beautifully maintained garden, ample parking, and detached double garage, this property is an ideal family residence. Don't miss the opportunity to make this exceptional home your own.





Floor Plans

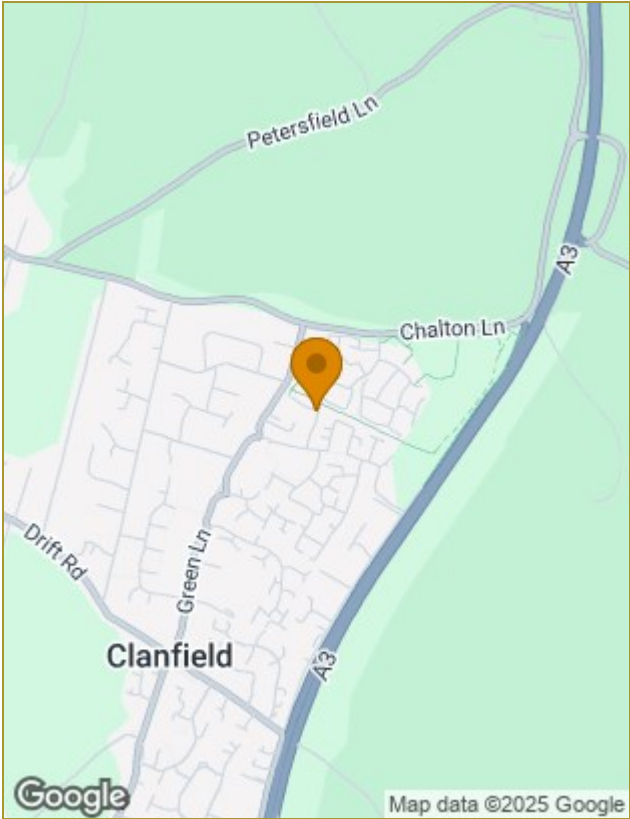


Viewing

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

