





12 Ditch Acre Grove

Clanfield, PO8 0ZD

- EXECUTIVE DETACHED FAMILY HOME
- THREE BATHROOMS
- GARDEN CABIN (MAN CAVE/BAR/GYM)
- PRIVATE WEST FACING GARDEN
- CUL-DE-SAC LOCATION
- FIVE BEDROOMS
- DRIVEWAY & DOUBLE GARAGE
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- OVER 2200 SQ FT OF ACCOMMODATION
- CLOSE PROXIMITY TO POPULAR SCHOOLS & THE A3

Tucked away on one of the largest plots within a sought-after Clanfield development, this beautifully finished and much-improved five-bedroom detached family home is a rare find, offering spacious and versatile accommodation ideal for modern family living. From the moment you step into the light and airy hallway, you are welcomed by an immediate sense of space and style that flows effortlessly throughout the home.



Guide price £725,000



The ground floor is thoughtfully arranged, featuring a front-facing study or family room and a beautifully appointed dual-aspect living room, where a striking media wall and feature fireplace create a cosy and contemporary feel. At the heart of the home lies the showstopping 29ft open-plan kitchen, dining, and family room. Recently refitted with sleek modern units and integrated appliances, this stunning space is perfect for entertaining, with bi-folding doors opening onto the landscaped west-facing garden, seamlessly blending indoor and outdoor living. A utility room, boot room, and cloakroom add to the practicality and thoughtful design of the layout.

Upstairs, the first floor presents five generously proportioned bedrooms. Two of the bedrooms enjoy stylish en-suite shower rooms, providing privacy and comfort for family members or guests, while the remaining rooms are served by a modern family bathroom. Each room is tastefully decorated and flooded with natural light, enhancing the feeling of space throughout.

The private rear garden is a true retreat, landscaped for both relaxation and entertainment. A large patio area with a timber pergola is ideal for outdoor dining, while a further circular patio nestled deeper into the garden offers a peaceful spot to enjoy morning coffee. Mature shrubs and trees line the garden, ensuring privacy and year-round colour. At the rear of the plot, a charming timber-clad garden room offers fantastic versatility as a home office, gym, bar, or creative studio.

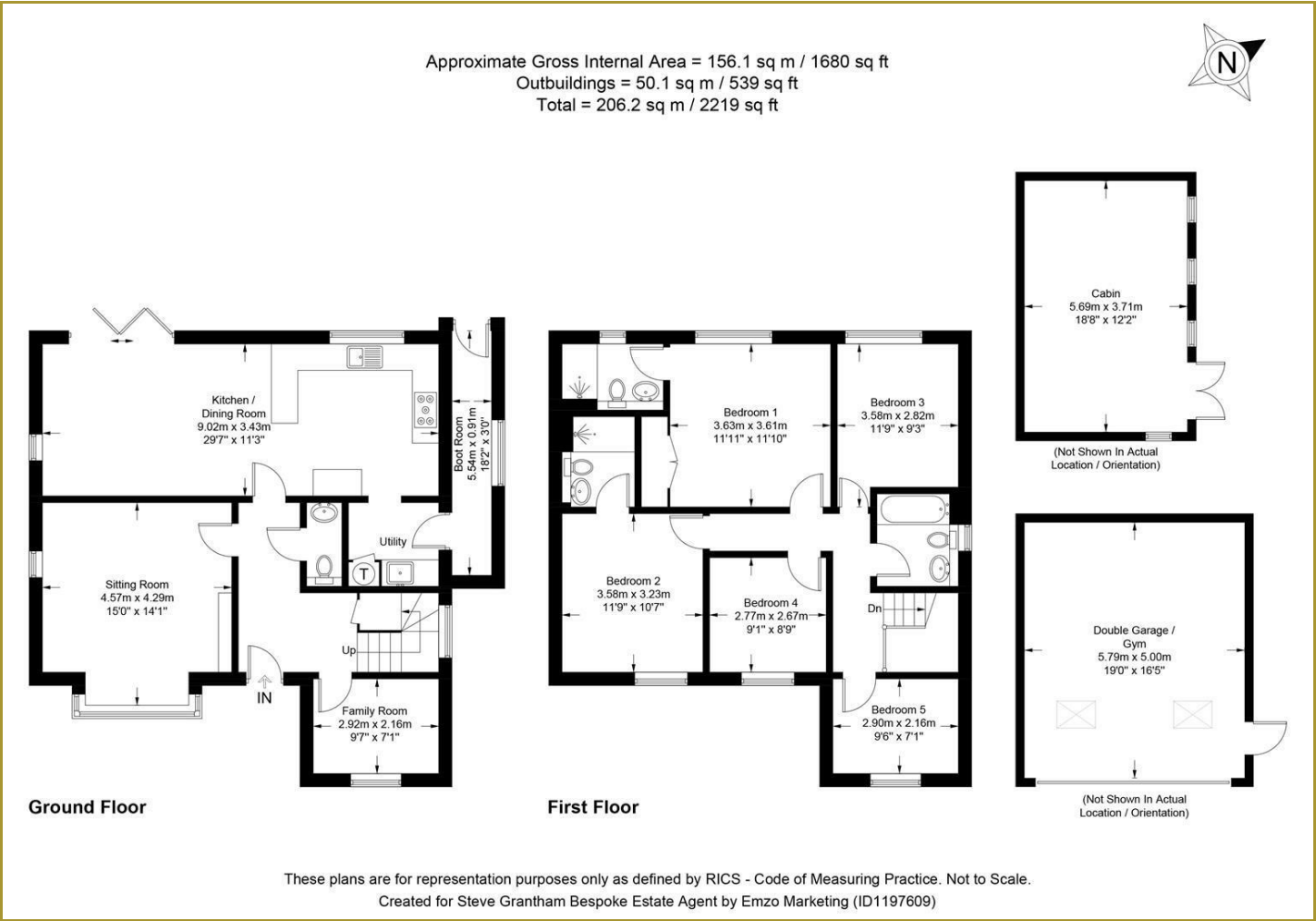
The double garage has been partially converted to provide a gym space with a vaulted ceiling and skylights, yet retains its original garage functionality, thanks to the up-and-over door. A generous driveway provides ample parking for multiple vehicles, adding to the convenience of this impressive home.

Combining the best of contemporary design with a peaceful village setting, this exceptional property delivers a lifestyle of comfort, space, and quality. A viewing is essential to truly appreciate the craftsmanship and thought that has gone into creating such a special family home.





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

