









# 1 Teglease Gardens

Clanfield, PO8 0YW

- THREE BEDROOMS
- POPULAR LOCATION
- EN-SUITE TO MASTER
- EASY ACCESS TO A3
- DETACHED
- DRIVEWAY & GARAGE
- KITCHEN/DINING ROOM
- GROUND FLOOR CLOAKROOM

\*Guide Price £400,000-£425,000\* This beautifully presented three-bedroom detached family home, built in 2013, is situated in the sought-after area of Clanfield. Offering a well-proportioned layout, the property features a driveway, garage, and a thoughtfully designed interior, making it an excellent choice for modern family living.

Guide price £400,000

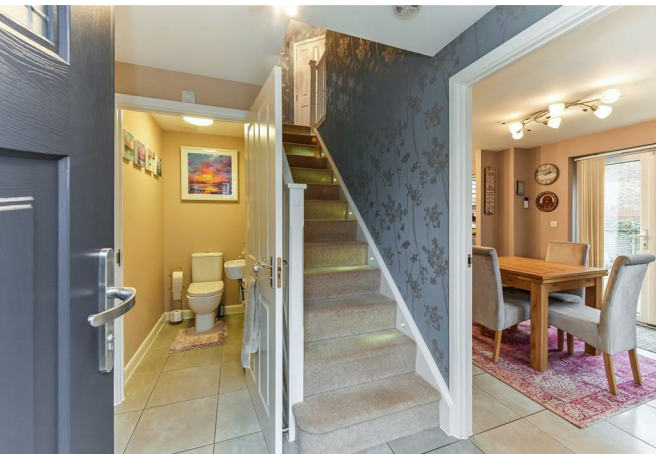


Upon entering, the welcoming entrance hall provides access to the principal ground floor rooms, including a convenient cloakroom and stairs leading to the first floor. To the front, a dual-aspect living room offers a bright and spacious family area, perfect for relaxing or entertaining. At the rear, the impressive kitchen/dining room serves as the heart of the home, boasting French doors that open onto the garden, a range of stylish wall and base units with integrated appliances, and an adjoining utility area. This space is ideal for both daily family meals and hosting guests.

The first floor accommodates two generously sized double bedrooms, including a master suite with fitted wardrobes and a contemporary en-suite shower room. The family bathroom is equally modern, featuring a white three-piece suite that adds to the home's fresh, clean aesthetic.

Externally, the property offers a private driveway to the side, providing parking for two cars and access to the garage. The rear garden is an attractive, low-maintenance space primarily laid to artificial grass, complemented by a patio area that is perfect for alfresco dining and outdoor gatherings. With minimal overlooking, this outdoor retreat ensures privacy and a peaceful setting.

This home combines modern convenience with stylish living, set within a popular residential location ideal for families and professionals alike.





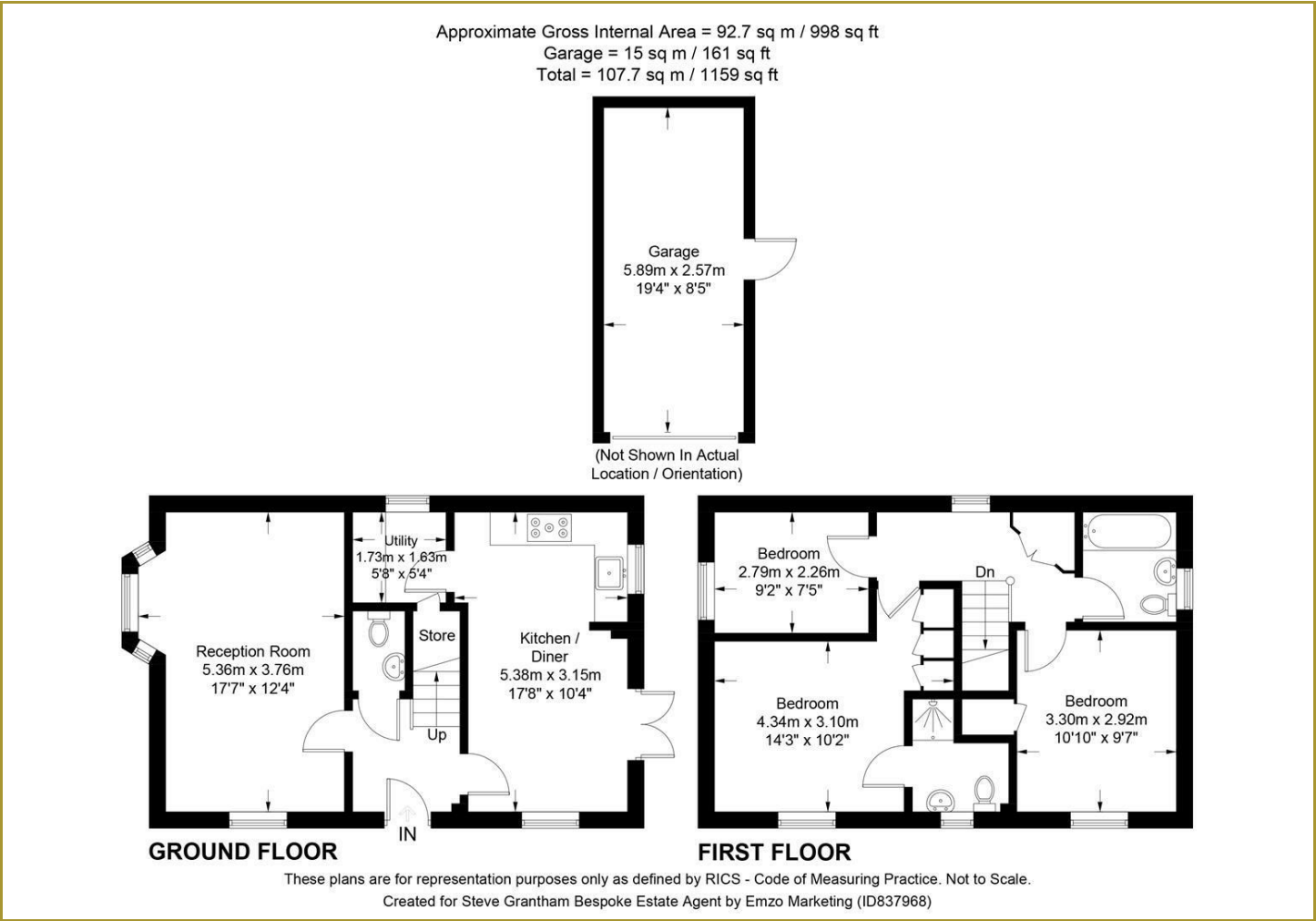








Floor Plans

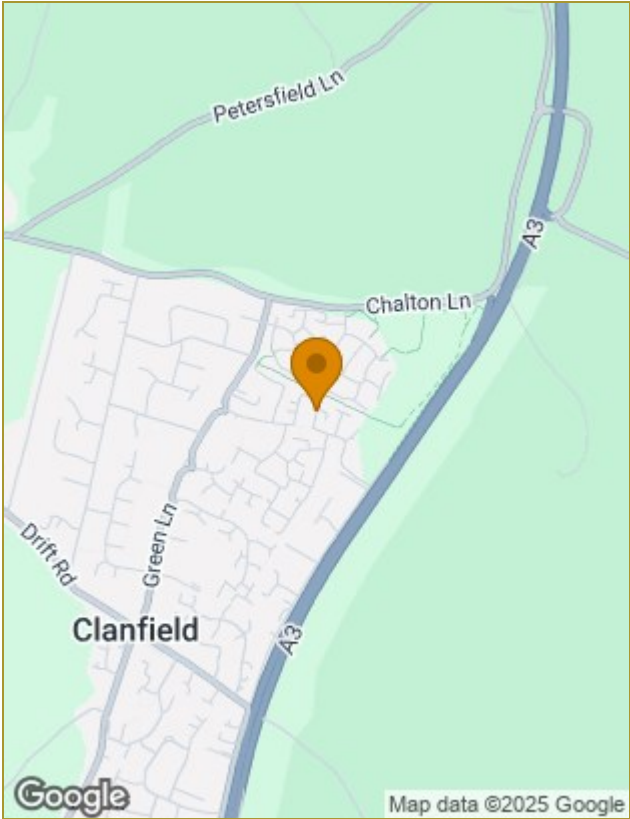


Viewing

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

