





# 42 Whiteland Way

Clanfield, PO8 0ZF

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN/DINING/FAMILY ROOM
- WEST FACING REAR GARDEN
- OVERLOOKS PARKLAND
- TWO BATHROOMS
- STUDY & UTILITY ROOM
- DRIVEWAY & GARAGE

Positioned in a particularly pleasant spot overlooking open parkland to the front, this beautifully presented detached family home offers generous and versatile accommodation, ideal for modern family living, all within the popular and well-served village of Clanfield.



The property immediately creates a welcoming first impression, set back behind a driveway providing parking for two to three vehicles and leading to a detached garage. Internally, the sense of space is evident from the moment you step into the entrance hall, which gives access to a well-proportioned lounge, perfect for quieter evenings, while the heart of the home lies to the rear. Here, a stunning open-plan kitchen/dining/family room stretches across the width of the house, flooded with natural light and seamlessly connecting indoor and outdoor living. The kitchen itself is stylish and well equipped, complemented by a central peninsula, with ample space for dining and relaxing, and French doors opening directly onto the garden. A separate study provides an ideal home office or playroom, supported by a utility room and cloakroom to complete the ground floor.

Upstairs, the first floor continues to impress with four generously sized bedrooms arranged around a central landing. The principal bedroom enjoys excellent proportions and is served by its own en suite facilities, while the remaining bedrooms are well balanced and share a modern family bathroom, making the layout ideal for growing families or visiting guests.

To the rear, the west-facing garden is a real highlight, enjoying afternoon and evening sun and offering a well-proportioned, thoughtfully arranged outdoor space. The garden provides a combination of lawn, patio and planting, creating a pleasant and private setting for entertaining, family time or simply relaxing at the end of the day. The detached garage sits to the side, offering useful storage or further parking if required.

Overall, this is a superbly maintained and attractively presented home, combining space, style and a highly desirable outlook, all within easy reach of local amenities, schools and countryside walks. An excellent opportunity to secure a quality family home in one of Clanfield's most appealing locations.





## Floor Plans

**Whiteland Way, PO8**

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft  
 Garage = 17.4 sq m / 187 sq ft  
 Total = 176.1 sq m / 1895 sq ft

**Ground Floor**

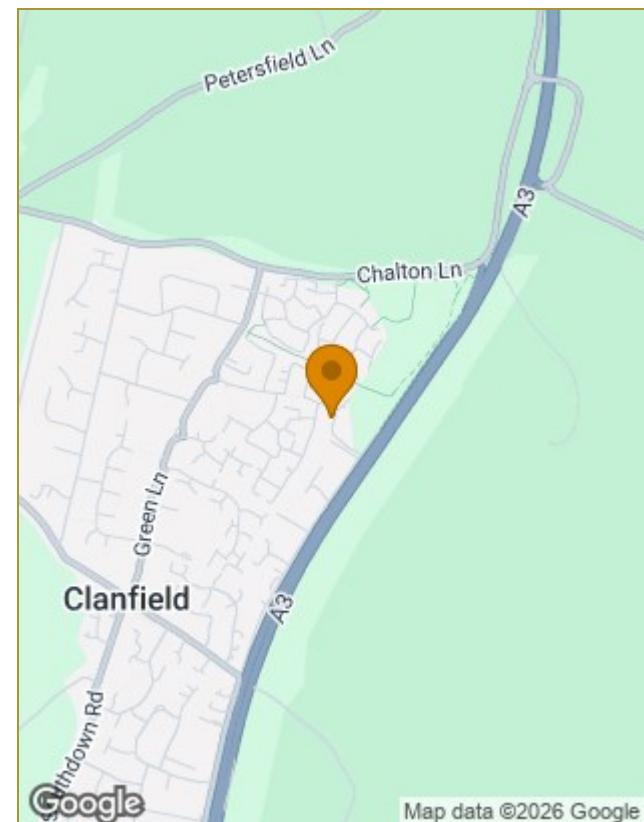
**First Floor**

**Garage**  
 5.89 x 2.97  
 19'4 x 9'9

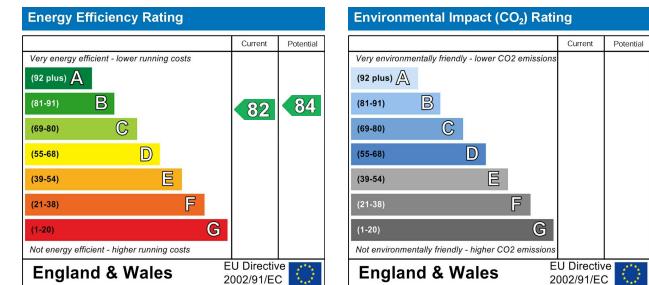
(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created for Steve Grantham Bespoke Estate Agent by Emzo Marketing (ID830318)

## Location Map



## Energy Performance Graph



## 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.

