





# 26 Duncton Road

Clanfield, PO8 0YR

- EXECUTIVE DETACHED HOME
- TWO BATHROOMS
- UTILITY ROOM
- CORNER PLOT WITH SIDE & REAR GARDEN
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY & DOUBLE GARAGE
- CUL-DE-SAC LOCATION

Welcome to a truly exceptional family home in the heart of Clanfield, perfectly positioned on a corner plot and just a leisurely stroll away from the charming village centre. This spacious five-bedroom detached residence is a testament to comfortable, modern living, offering an idyllic blend of rural tranquility and urban convenience, with easy access to the A3.

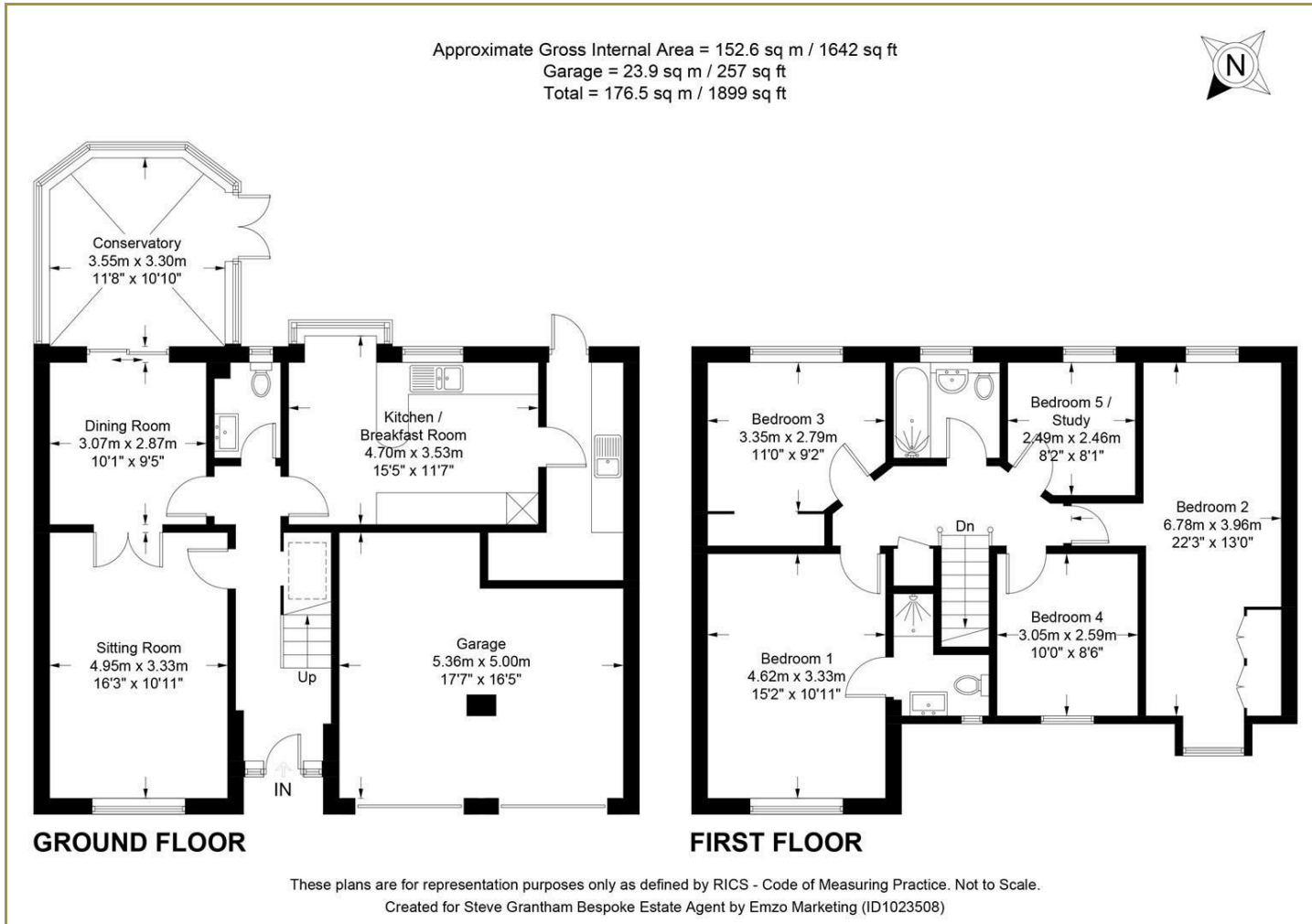


As you step inside, you'll be greeted by a tastefully designed interior that exudes warmth and comfort. The ground floor boasts a well-proportioned lounge, providing an inviting space for relaxation and entertainment. Adjacent to the lounge, there's an additional snug/family room, offering versatility for various family activities. A delightful conservatory bathes the space in natural light and creates a seamless connection to the outdoors. A practical downstairs cloakroom ensures convenience for you and your guests. The heart of this home is the large kitchen/diner, a fantastic space for culinary endeavors and family meals. The kitchen effortlessly flows into a convenient utility area, making household chores a breeze. Whether it's morning breakfast or a special dinner, this space will be the backdrop to countless cherished family moments. Ascending to the first floor, you'll discover a well-designed layout, featuring a master bedroom with its own en-suite, providing a private retreat for the head of the household. Three additional generously sized double bedrooms, each equipped with fitted wardrobes, offer comfort and ample storage. The fifth bedroom, which could also serve as an office, completes this level, catering to the needs of a modern family. Outside, the property features a beautifully landscaped and enclosed garden, perfect for outdoor activities, gardening, or simply relaxing in the fresh air. To the side is an additional area laid to lawn. For those who appreciate the convenience of covered parking and extra storage, a double garage awaits, offering ample space for vehicles and your storage needs. Ample off-road parking and an EV charge point completes the package. In summary, this wonderful family home in Clanfield combines the best of both worlds: a tranquil village setting with all the modern conveniences and easy access to the A3. With its spacious and well-designed interiors, it's an ideal choice for families seeking a place to grow, thrive, and create lasting memories. Don't miss the opportunity to make this exceptional property your own – contact us today to arrange a viewing and experience the lifestyle this home has to offer.

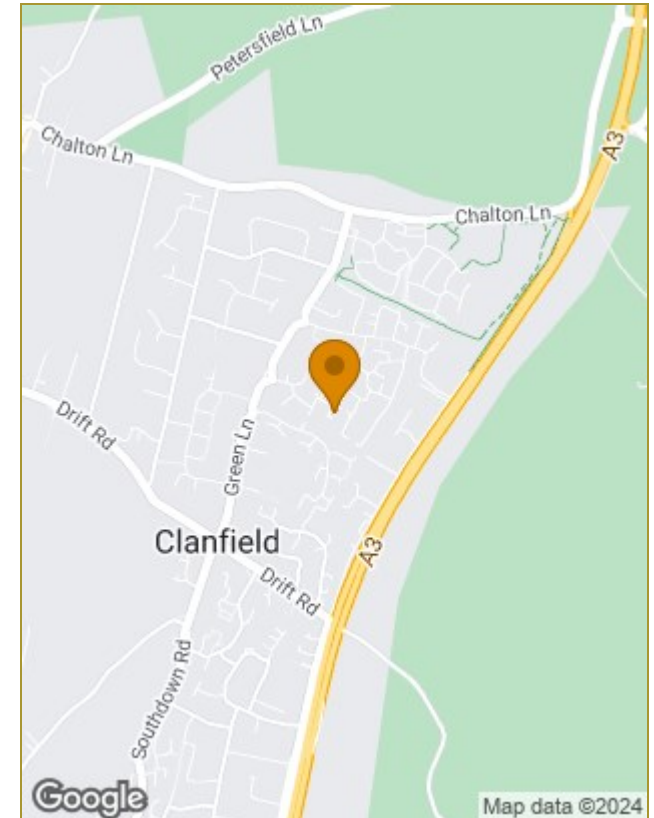




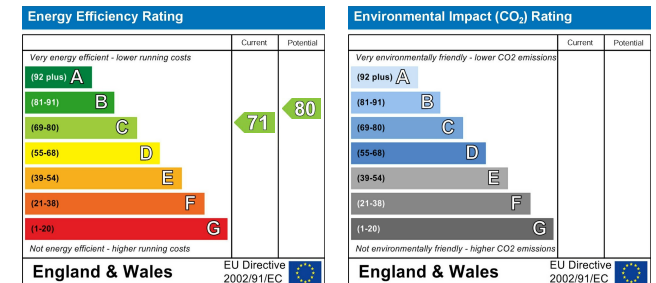
## Floor Plans



## 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.