





12 First Avenue

Clanfield, PO8 0JR

- DETACHED THREE BEDROOM BUNGALOW
- FEATURE FIREPLACE WITH LOG BURNER
- BEAUTIFULLY SECLUDED REAR GARDEN
- SPACIOUS LIVING ACCOMMODATION WITH VAULTED DINING AREA
- SUBSTANTIAL TANDEM GARAGE/WORKSHOP
- SOUGHT-AFTER CLANFIELD VILLAGE LOCATION

Situated in the heart of the ever-popular village of Clanfield, this deceptively spacious and extended three-bedroom detached bungalow occupies a generous plot with a beautifully secluded rear garden. Offering versatile accommodation, the property also benefits from a substantial tandem garage/workshop and adjoining multi-purpose room, presenting excellent potential for the creation of a self-contained annexe, ideal for multi-generational living or those seeking additional flexible space (subject to any necessary consents).



The accommodation is centred around a welcoming entrance hall leading to three well-proportioned bedrooms, with one currently lending itself perfectly as a home office or study. The spacious sitting room enjoys a feature fireplace and French doors opening onto the rear garden, creating a bright and inviting living space. The impressive dining area features a vaulted ceiling, adding a wonderful sense of space and character, whilst the fitted kitchen offers a range of wall and base units.

Further enhancing the versatility of the home is a large utility/multi-purpose room with French doors opening onto the garden and direct access into the substantial tandem garage/workshop. Together with the adjoining shower room and separate WC, this section of the property presents an exciting opportunity to create a self-contained annexe, ideal for multi-generational living, dependent relatives, guest accommodation or those working from home.

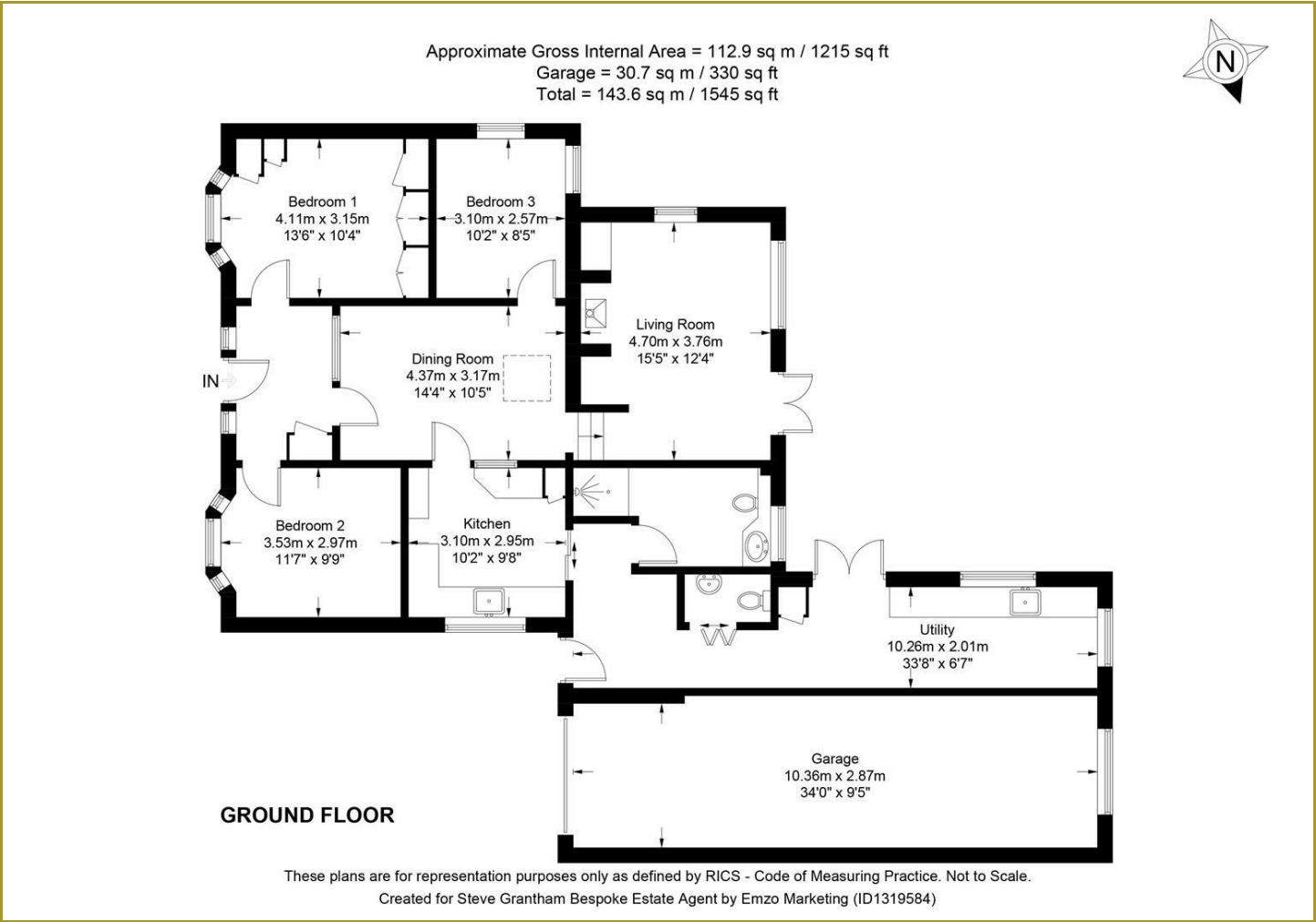
Externally, the property continues to impress with a beautifully secluded rear garden, offering a high degree of privacy. A generous paved patio provides the perfect space for outdoor entertaining, while the remainder is predominantly laid to lawn and bordered by mature trees and established shrubs, creating an attractive setting for keen gardeners and families alike.



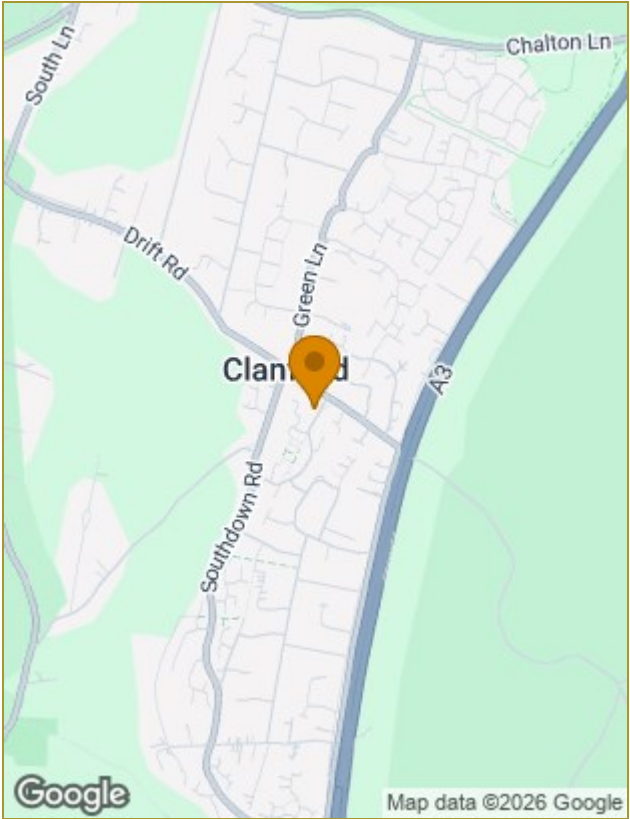




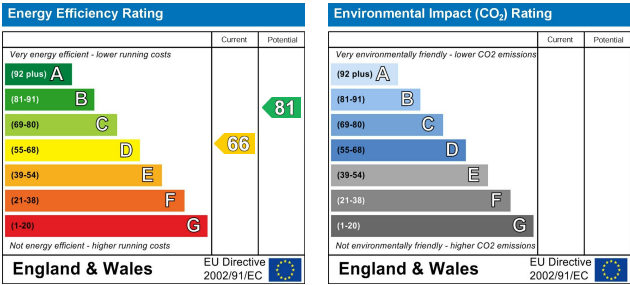
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 Plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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.