









# 23 Columbine Way

Clanfield, PO8 0WJ

- DETACHED FAMILY HOME
- TWO BATHROOMS
- KITCHEN/DINING ROOM
- EASY ACCESS TO A3M
- FOUR BEDROOMS
- DRIVEWAY & GARAGE
- UTILITY ROOM
- POPULAR LOCATION

Set within the highly desirable village of Clanfield, this beautifully presented detached family home offers a perfect blend of spacious living, modern design and practical layout, ideal for growing families and those who love to entertain.



Offers in excess of £535,000



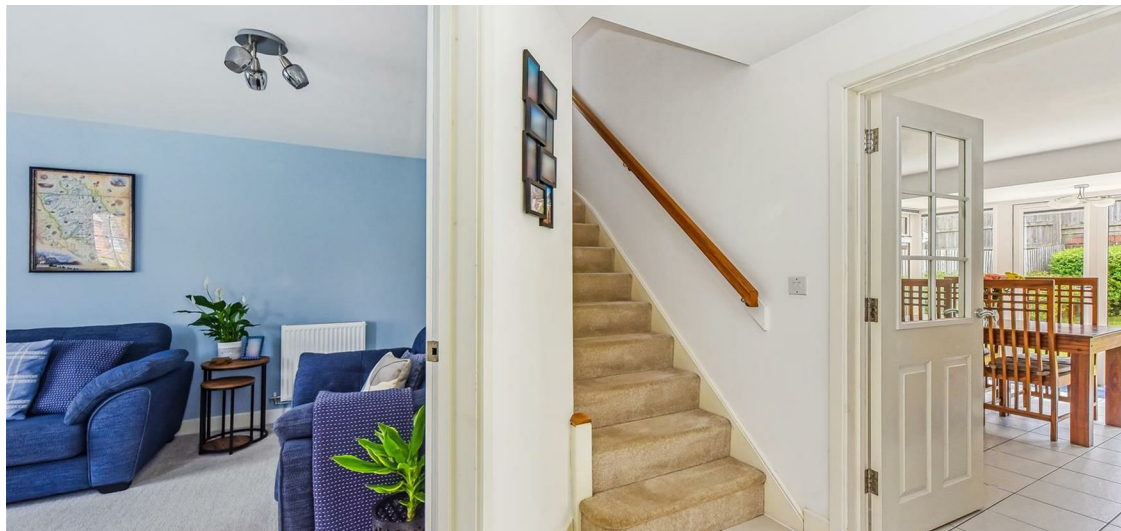
On entering the property, you are welcomed by a bright hallway that leads into a generous reception room featuring a charming bay window, creating a cosy space for relaxing evenings. To the rear, the heart of the home is the impressive open-plan kitchen and dining area, thoughtfully designed with modern fitted units, integrated appliances and ample space for family meals or hosting friends. French doors open out onto the garden, seamlessly connecting indoor and outdoor living. A separate utility room adds further convenience, keeping laundry and household tasks discreetly tucked away, while a downstairs cloakroom completes the ground floor accommodation.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The principal bedroom offers a peaceful retreat with ample space for wardrobes and storage, with an en-suite shower room. The remaining bedrooms are all doubles in size. The family bathroom is complemented with a shower & bath in the suite.

Externally, the property benefits from a private driveway leading to an integral garage, providing secure parking and extra storage. The enclosed rear garden is perfect for children to play safely or for enjoying sunny afternoons and alfresco dining.

Located within easy reach of local amenities, well-regarded schools and excellent transport links, this wonderful home combines village living with everyday convenience, making it an ideal choice for families looking to settle in this sought-after Hampshire location.

Viewings are highly recommended to fully appreciate all that this delightful home has to offer.

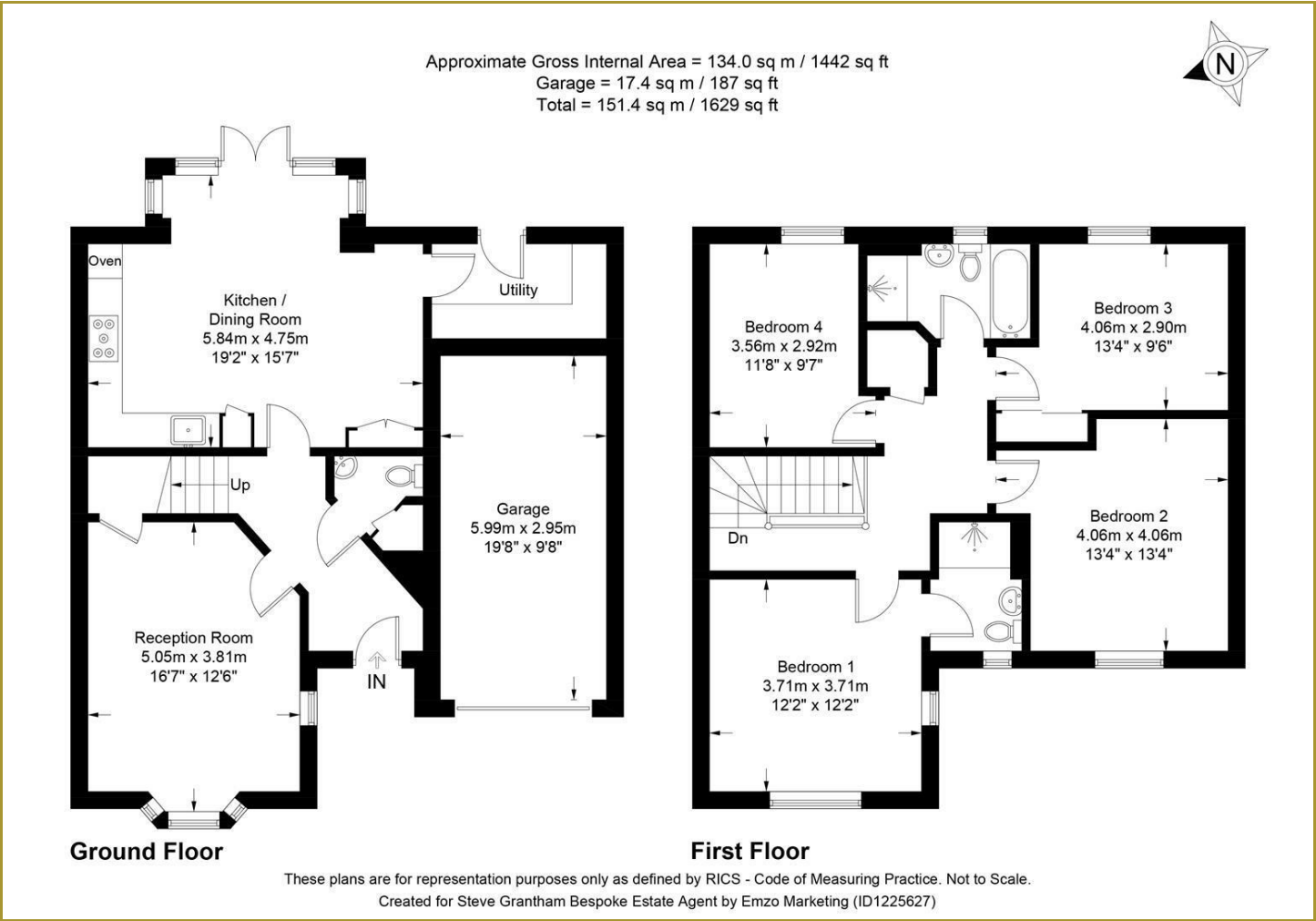








Floor Plans

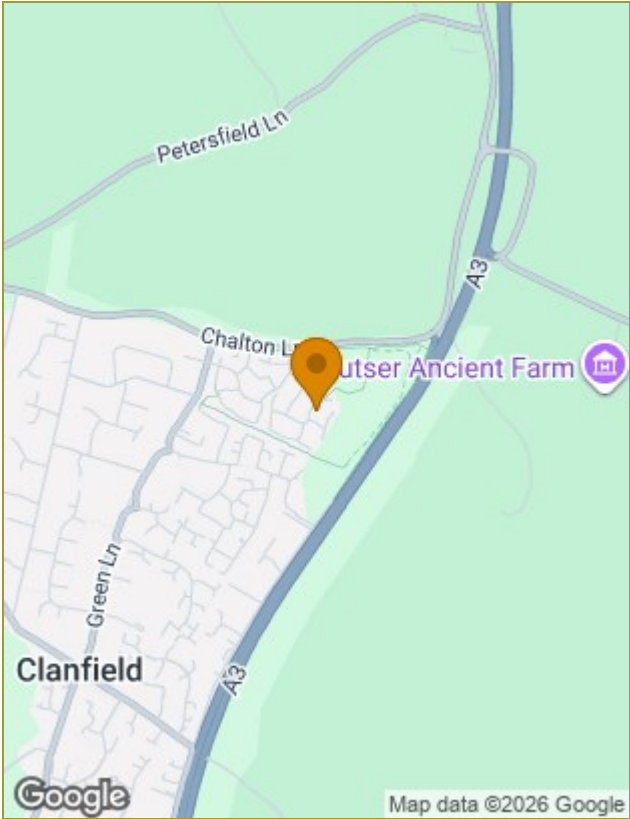


Viewing

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

