





Guide price £675,000

# 57 New Road

Clanfield, PO8 0NN

- DETACHED NON ESTATE FAMILY HOME
- DRIVEWAY & DETACHED OVERSIZED GARAGE
- FOUR BEDROOMS
- TWO BATHROOMS
- 0.19 OF AN ACRE PLOT
- KITCHEN/BREAKFAST ROOM
- 18FT LIVING ROOM
- 16FT DINING ROOM
- STUDY

Set within one of Clanfield's most sought-after residential roads, this superb detached family home enjoys an enviable plot with a beautifully tended garden, far-reaching views and exceptional kerb appeal. Approached via a sweeping block-paved driveway, the property offers generous parking for multiple vehicles alongside an oversized detached garage and adjoining shed, ideal for those needing ample storage or workshop space.



Once inside, the welcoming hallway sets the tone with its light, airy feel and quality finish. The spacious sitting room is an impressive, bright space featuring a wide bay-style window and a charming fireplace with wood-burning stove, creating a warm focal point. This room flows effortlessly into the dining area, where large sliding doors frame the stunning garden and open the space to natural light and countryside vistas beyond. Together, these rooms form an inviting hub for both everyday family life and relaxed entertaining.

The contemporary kitchen/breakfast room sits to the rear of the home and has been beautifully designed with sleek cabinetry, integrated appliances and a generous expanse of worktop space. Its picture window looks directly over the garden and neighbouring hills, offering an ever-changing backdrop while cooking or dining. A separate study on the ground floor provides an ideal environment for home working, and a well-placed cloakroom completes the downstairs accommodation.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The principal suite features excellent floor space, built-in wardrobes and a pleasant outlook over the garden. Bedrooms two, three and four are equally comfortable and versatile in use, making the layout ideal for families of all sizes. The luxurious family bathroom is a standout feature, offering a contemporary suite with a freestanding bath, large glazed shower enclosure and tasteful tiling, creating a spa-like retreat.

The rear garden is a genuine highlight, offering exceptional privacy and thoughtful landscaping. A generous decked terrace provides the perfect spot for outdoor dining or simply enjoying the views, while the lower garden is laid mainly to lawn with mature borders, fruit trees and attractive planting. The space feels wonderfully peaceful, making it ideal for families, keen gardeners or anyone seeking a tranquil outdoor escape.

Beautifully maintained and thoughtfully updated, this impressive home combines generous accommodation, stylish presentation and an outstanding plot in a highly desirable Clanfield location. It represents a rare opportunity for those seeking space, quality and a setting that truly makes the most of its surroundings.

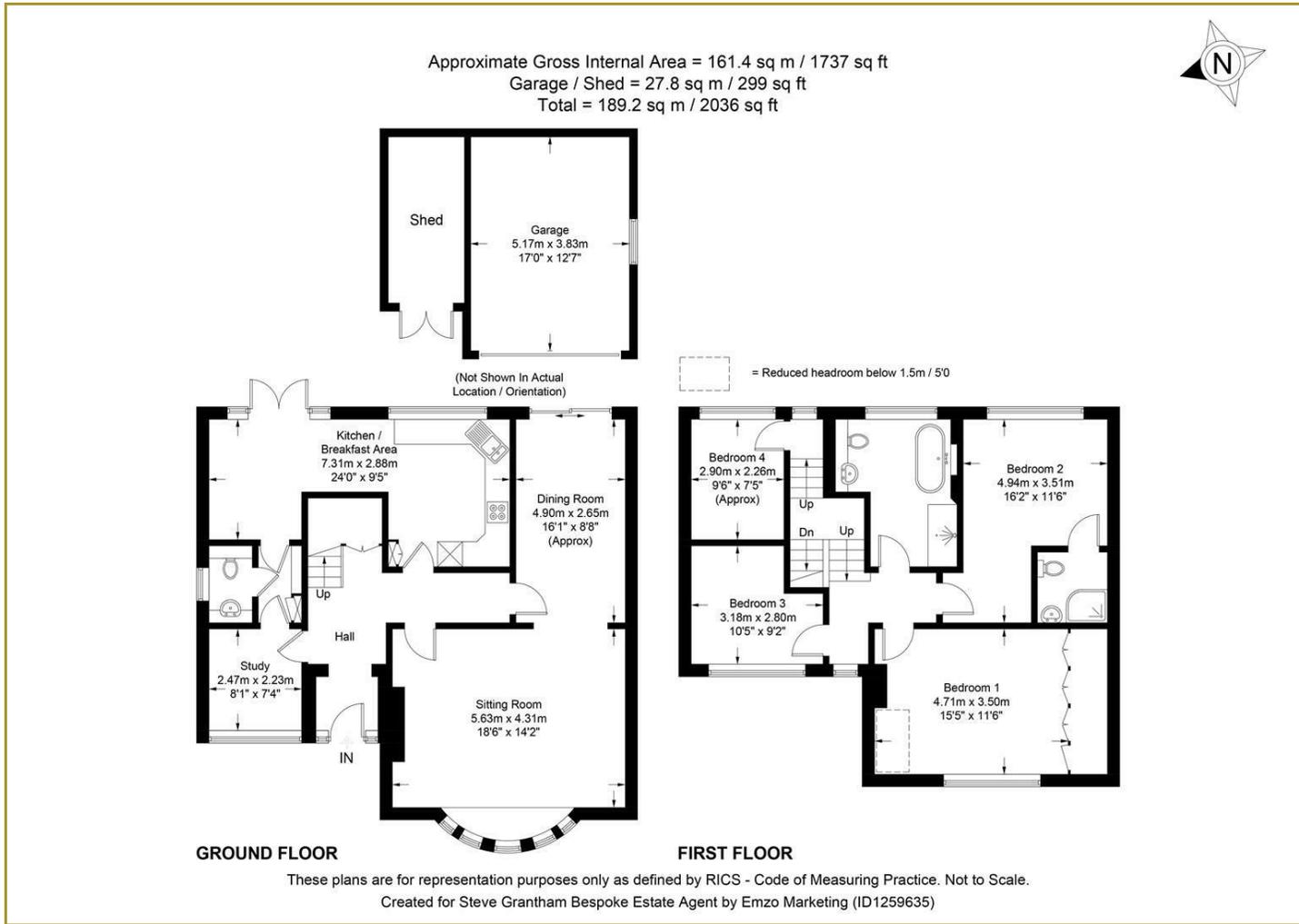
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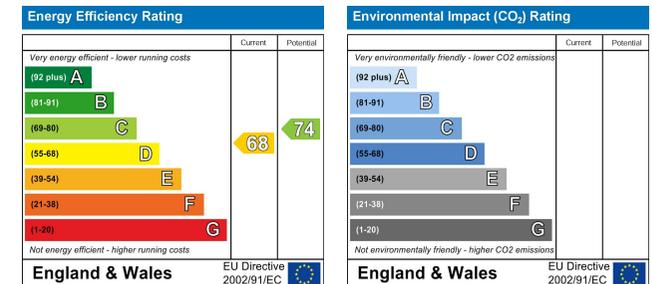
# Floor Plans



# Location Map



# Energy Performance Graph



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