





1 Driftstone Mews, London Road

Clanfield, PO8 0WS

- INDIVIDUAL DETACHED BUNGALOW BUILT IN 2018 TO AN EXCEPTIONAL SPECIFICATION
- STUNNING OPEN PLAN KITCHEN/BREAKFAST ROOM
- B RATED EPC, AIR SOURCE HEAT PUMP AND UNDERFLOOR HEATING THROUGHOUT
- PREVIOUS PLANNING PERMISSION GRANTED FOR A DOUBLE CAR BARN
- THREE DOUBLE BEDROOMS INCLUDING A PRINCIPAL SUITE WITH EN-SUITE SHOWER ROOM
- SPACIOUS SITTING ROOM WITH BI-FOLD DOORS OPENING ONTO THE PRIVATE REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR FOUR VEHICLES
- LOW MAINTENANCE ECO HOME IDEAL FOR DOWNSIZERS SEEKING MODERN, ENERGY-EFFICIENT LIVING

Constructed in 2018 to an exceptional specification, this individual detached bungalow offers a rare opportunity to acquire a beautifully designed, energy-efficient home, perfectly suited to those seeking to downsize without compromising on quality, comfort or space. Thoughtfully planned with low-maintenance living in mind, the property combines contemporary styling with outstanding eco credentials, boasting a B-rated EPC, air source heat pump and underfloor heating throughout.



Approached via a generous private driveway providing ample parking, the property also benefits from previously granted planning permission for the construction of a double car barn, offering further potential should a buyer require additional covered parking or storage.

Internally, the accommodation extends to approximately 1,112 sq ft and has been designed around a spacious central reception hall which immediately sets the tone for the quality found throughout. The impressive dual-aspect sitting room is flooded with natural light thanks to its wide bi-fold doors opening directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces and creating an ideal room for both everyday living and entertaining.

The contemporary kitchen/breakfast room is beautifully appointed with an extensive range of shaker-style cabinetry, quality integrated appliances, granite work surfaces and a central island with breakfast seating. A door provides convenient access to the side of the property.

The principal bedroom is an excellent double room complete with a stylish en-suite shower room, while two further well-proportioned bedrooms offer flexibility for guests, hobbies or a home office. Bedroom three is currently arranged as a dining room, demonstrating the adaptable nature of the accommodation. A luxurious family bathroom, finished with modern tiling and quality sanitary ware, completes the internal layout.

Outside, the landscaped rear garden has been designed for ease of maintenance, enjoying a high degree of privacy with an attractive paved terrace ideal for alfresco dining, established planting and mature borders creating a peaceful setting. The front offers extensive gravelled parking and attractive landscaped borders, enhancing the property's kerb appeal.



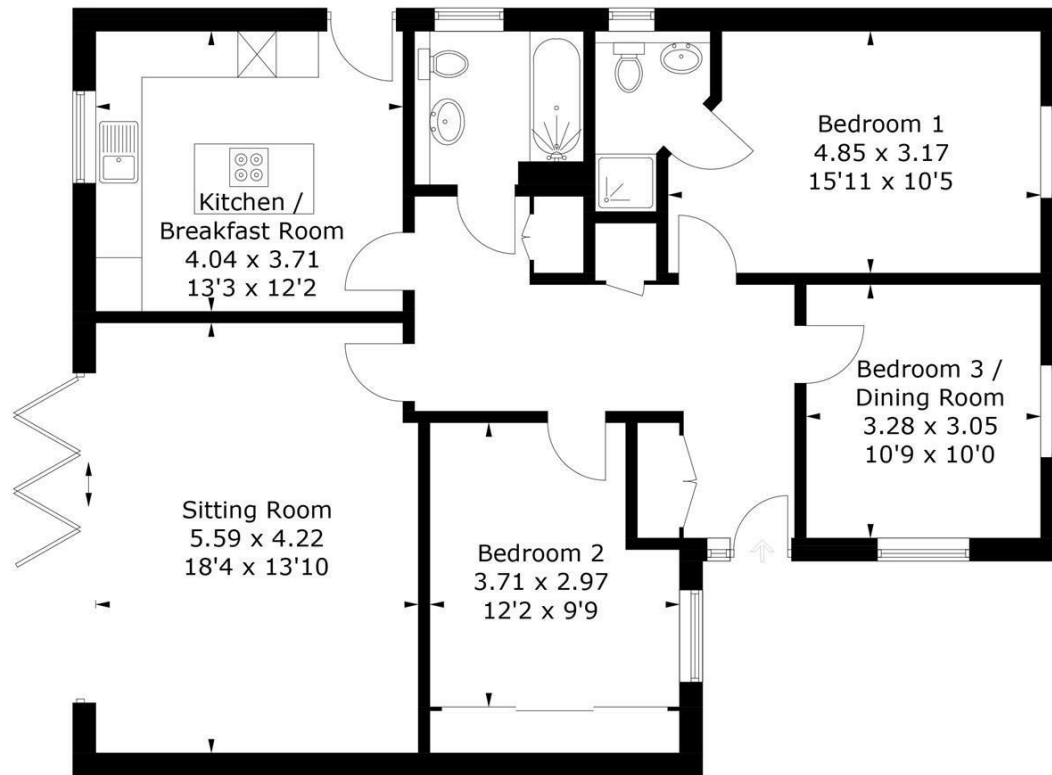




Floor Plans

1 Driftstone Mews, London Road, PO8 0WS

Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft



Ground Floor

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.

Location Map



Energy Performance Graph

