





Guide price £675,000

# 18 Henwood Grove

Clanfield, PO8 0ZE

- DETACHED FAMILY HOME
- THREE BATHROOMS
- KITCHEN/DINING ROOM
- DRIVEWAY & DETACHED DOUBLE GARAGE
- UTILITY ROOM
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- CUL-DE-SAC LOCATION
- EASY ACCESS TO A3

Welcome to this exquisite executive detached home, beautifully built by Bovis Homes in 2015, nestled in the charming village of Clanfield. Positioned towards the end of a peaceful cul-de-sac, this property boasts a detached double garage, ample driveway parking, and a sun-drenched south-facing rear garden, making it an ideal residence for families.



As you step inside, you are greeted by a bright and airy hallway that sets the welcoming tone for the home. The hallway features stairs leading to the first floor and doors to all principal rooms. At the front of the house, the elegant living room features a charming box-bay window, flooding the room with natural light. Adjacent to the living room is a convenient study area, perfect for a home office or quiet reading space.

The rear of the home offers a spacious family room, which can be used as a children's playroom, second reception room, or formal dining room, catering to various family needs. The heart of the home is the contemporary kitchen/dining room, which boasts sleek wall and base units, integrated appliances, and a central peninsula. French doors open out to the rear garden, seamlessly blending indoor and outdoor living spaces. Additional practicality is provided by a utility room and ground floor cloakroom.

Upstairs, a generous landing area leads to all five bedrooms, each of which could be classed as double-sized rooms. The master bedroom and the second bedroom both benefit from en-suite shower rooms, offering luxurious privacy and comfort. The modern family bathroom is equipped with a stylish white three-piece suite, completing the first-floor accommodation.

Outside, the front of the property includes a driveway with off-road parking and access to the double garage. The private rear garden is enclosed by a brick-built wall and features a large patio area, ideal for alfresco dining. The remainder of the garden is laid to lawn and surrounded by a variety of shrubs. The south-facing aspect ensures plenty of sunlight, and an installed awning provides a shaded retreat over the patio.

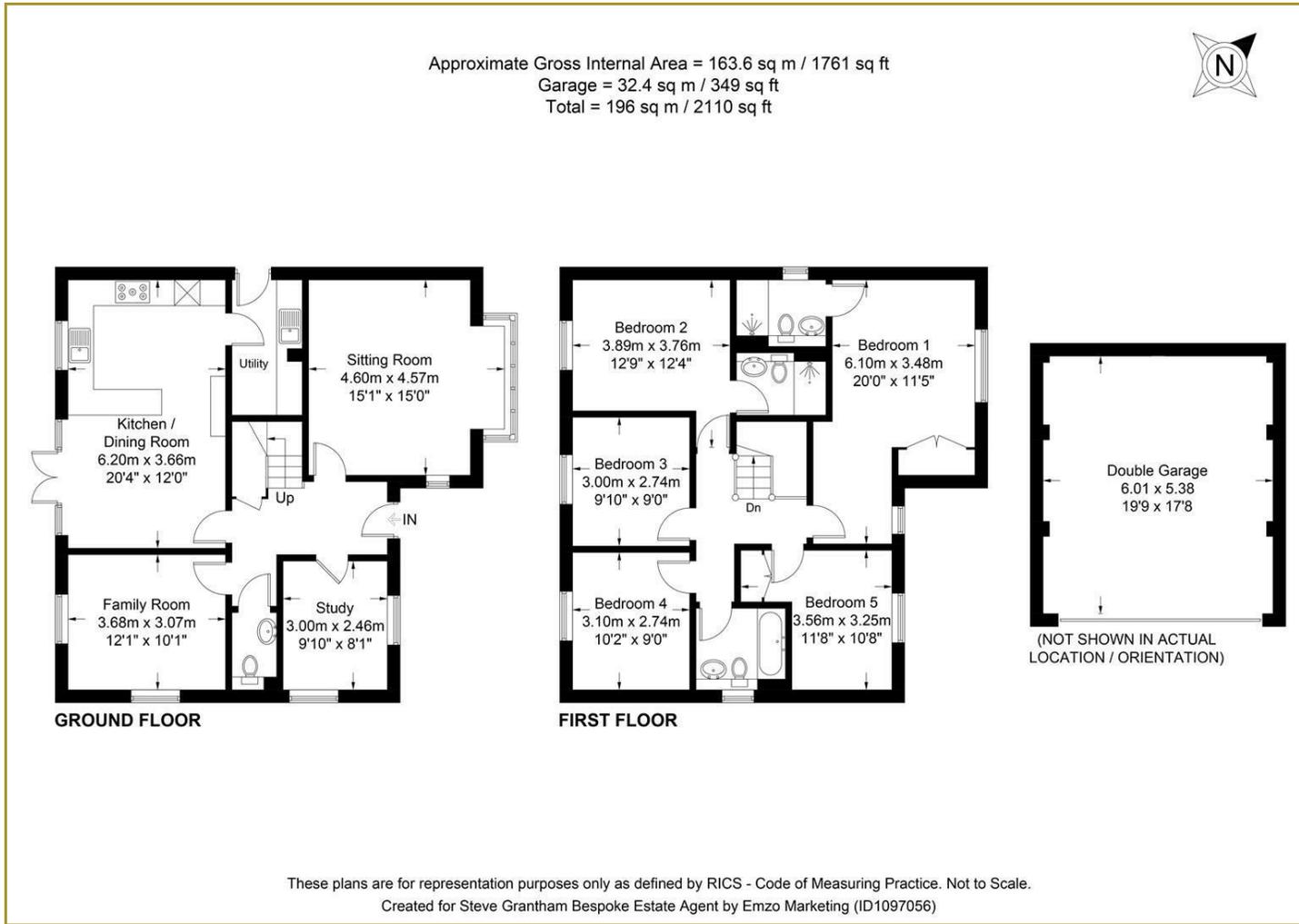
Conveniently located near popular schools, the village centre, and transport links via the A3, this exceptional home is perfect for family life. Viewing is highly recommended to fully appreciate the quality, space, and potential of this beautiful family home.



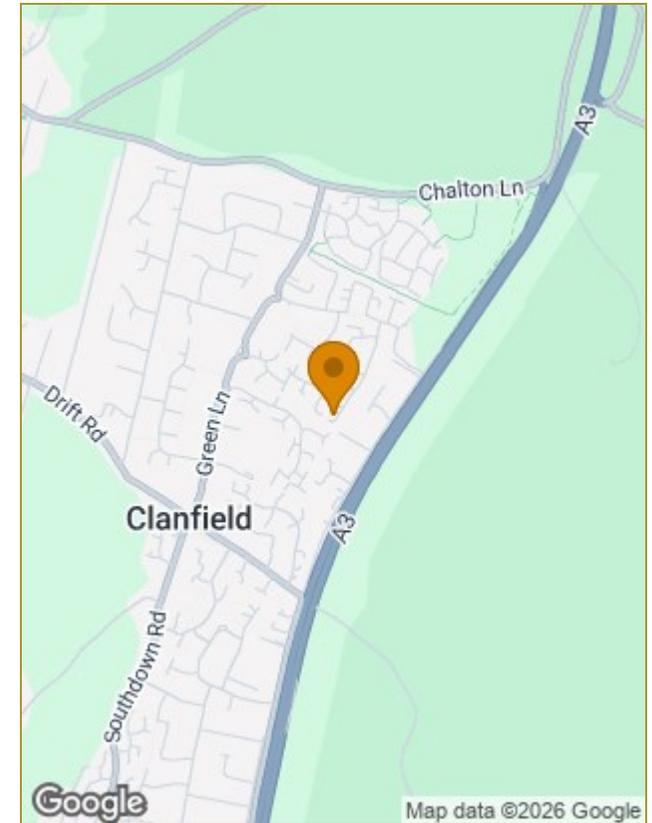




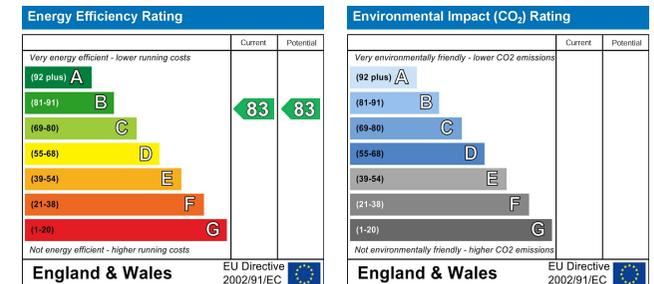
## Floor Plans



## 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.