





88A Sunderton Lane

Clanfield, PO8 0NT

- FOUR BEDROOMS
- DETACHED GARAGE
- KITCHEN/DINING/FAMILY ROOM
- EXTENDED SEMI DETACHED HOME
- GENEROUS GARDEN
- OFF STREET PARKING FOR SEVERAL CARS

Situated in a delightful rural setting within Clanfield village, this immaculate four-bedroom semi-detached home enjoys views across open fields and offers beautifully presented accommodation throughout. The property features a stunning 22ft kitchen/dining room opening into a spacious family room, with bifolds opening onto the garden, a generous sitting room, four well-proportioned bedrooms, a detached garage with additional storage, ample parking and a private rear garden. Combining stylish modern living with a peaceful countryside setting, whilst remaining within easy reach of Clanfield Village, local amenities and transport links, this exceptional home is ideal for families seeking the best of both worlds.



Offers over £550,000



Situated in a picturesque rural setting within sought-after Clanfield, this beautifully presented four-bedroom semi-detached home enjoys views across open fields and offers spacious, impeccably maintained accommodation ideal for modern family living. Combining a peaceful countryside setting with easy access to village amenities, schools and transport links, this is a rare opportunity to enjoy the very best of both worlds.

Upon entering, you are welcomed by a bright entrance hall leading through to the principal reception rooms. The generous sitting room is a superb space to relax, featuring a charming fireplace and large front-facing window that fills the room with natural light while taking full advantage of the delightful rural outlook.

To the rear of the property lies the true heart of the home—an impressive 22ft kitchen/dining room, thoughtfully designed with both everyday family life and entertaining in mind. Offering an excellent range of fitted units, generous worktop space and ample room for dining, this sociable area provides the perfect setting for family gatherings. Flowing seamlessly from the kitchen is the spacious garden room, creating an additional reception space flooded with natural light and enjoying attractive views over the rear garden. With bi-fold doors opening directly onto the patio, it provides an ideal space for indoor and outdoor entertaining throughout the year. A convenient ground floor cloakroom completes the downstairs accommodation.

The first floor offers four well-proportioned bedrooms, providing flexible accommodation for families, guests or those working from home. The principal bedroom is a generous double with fitted storage, while the remaining bedrooms are all served by a contemporary family bathroom finished to a high standard.

Externally, the property continues to impress. The rear garden has been thoughtfully designed to provide a private and attractive outdoor space, ideal for relaxing, entertaining or family enjoyment. A detached garage with an additional adjoining storage room offers excellent practicality, whether for secure parking, workshop space or hobbies. The property is presented in immaculate condition throughout, allowing the next owners to simply move in and enjoy.

Occupying a wonderful position overlooking open countryside, yet remaining just a short distance from Clanfield Village, local schools, shops and excellent road links, this exceptional home offers an enviable lifestyle. Beautifully maintained, spacious and ready to move straight into, it represents a fantastic opportunity to acquire a high-quality family home in one of the area's most desirable rural locations.

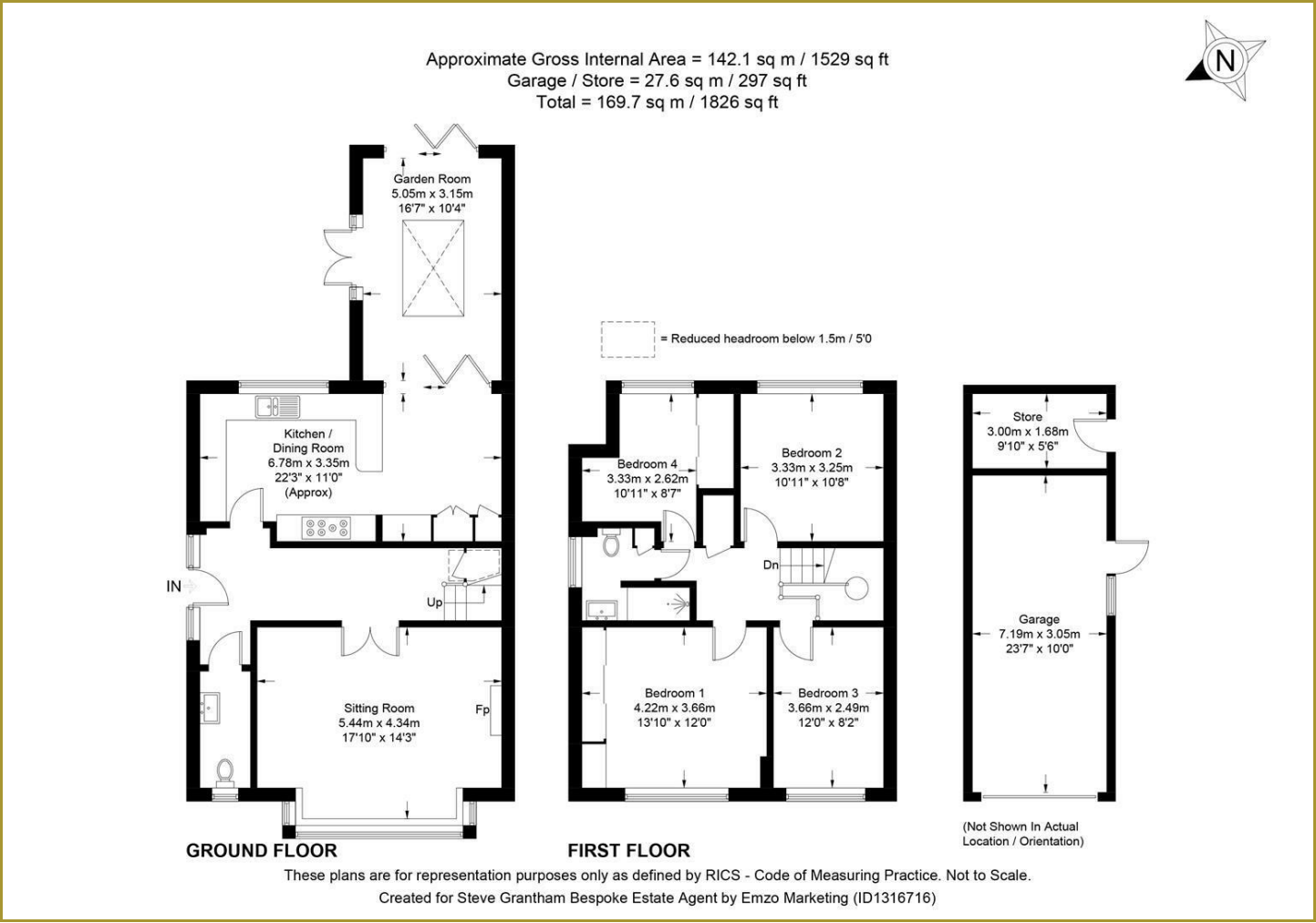
Note to buyers - An outline planning application has been submitted, not yet approved for land to the west of the property, full information available upon request.

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.

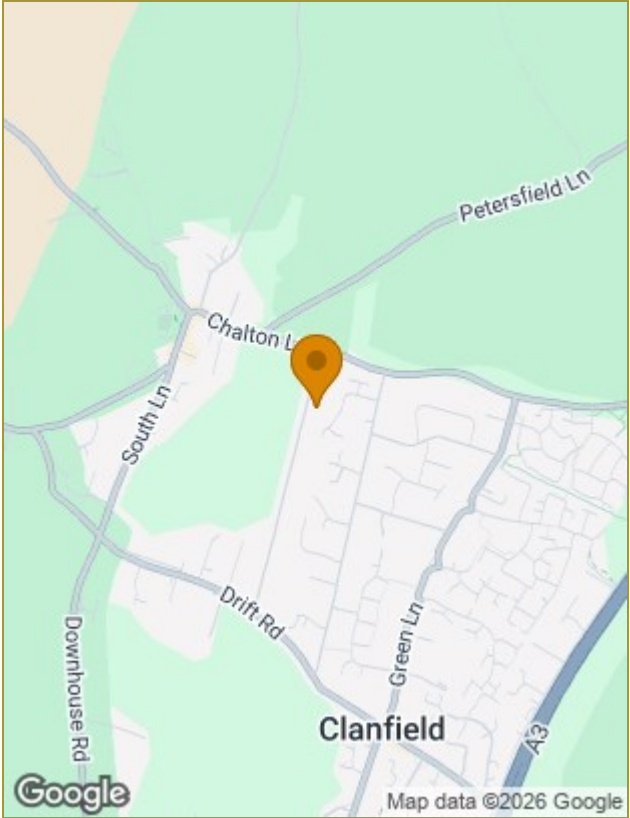




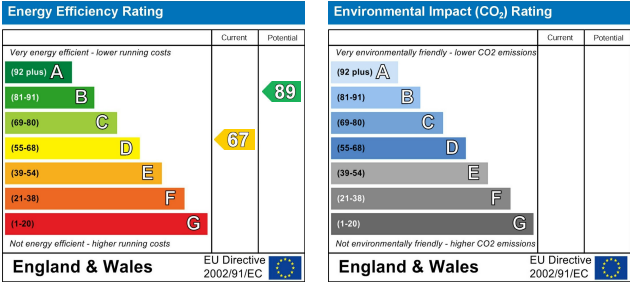
Floor Plans



Location Map



Energy Performance Graph



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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.