





Guide price £575,000

# 102 South Lane

Clanfield, PO8 0RY

- DETACHED FAMILY HOME
- TWO BATHROOMS
- GARDEN ROOM/HOME OFFICE
- 30FT KITCHEN/DINING ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- DRIVEWAY & GARAGE
- 21FT LIVING ROOM
- POPULAR LOCATION
- CONSERVATORY

Set within a quiet residential location in Clanfield, close to highly regarded local schools and the beautiful open spaces of the South Downs National Park, this impressive four-bedroom detached home has been thoughtfully modernised and updated in recent years to create a stylish and functional family residence.



From the moment you step inside, the property feels bright, spacious and welcoming. The entrance hall, with its warm wood flooring and tasteful décor, sets the tone for the rest of the home and leads through to a stunning open-plan kitchen and dining area. Designed with modern family living in mind, the kitchen features sleek shaker-style cabinetry, integrated appliances, and a large central island that serves as both a breakfast bar and a social hub. The space opens into a generous dining area, perfect for entertaining.

A separate sitting room provides a peaceful retreat and enjoys views and access to the rear garden, making it ideal for relaxed evenings or family gatherings. The ground floor also benefits from a cloakroom and integral garage offering excellent storage and practicality.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The principal bedroom is spacious and light, with an en-suite shower room. While the remaining bedrooms offer flexibility for children, guests or home working. The family bathroom has been stylishly refitted, featuring contemporary tiling, a vanity unit, and a modern shower-over-bath design.

Outside, the rear garden is private and well maintained, offering a large lawn and a paved patio ideal for outdoor dining. A standout feature is the garden room office/gym — a superb, fully insulated space that provides the perfect environment for remote work, exercise, or hobbies. The front of the property provides ample driveway parking in addition to the garage.

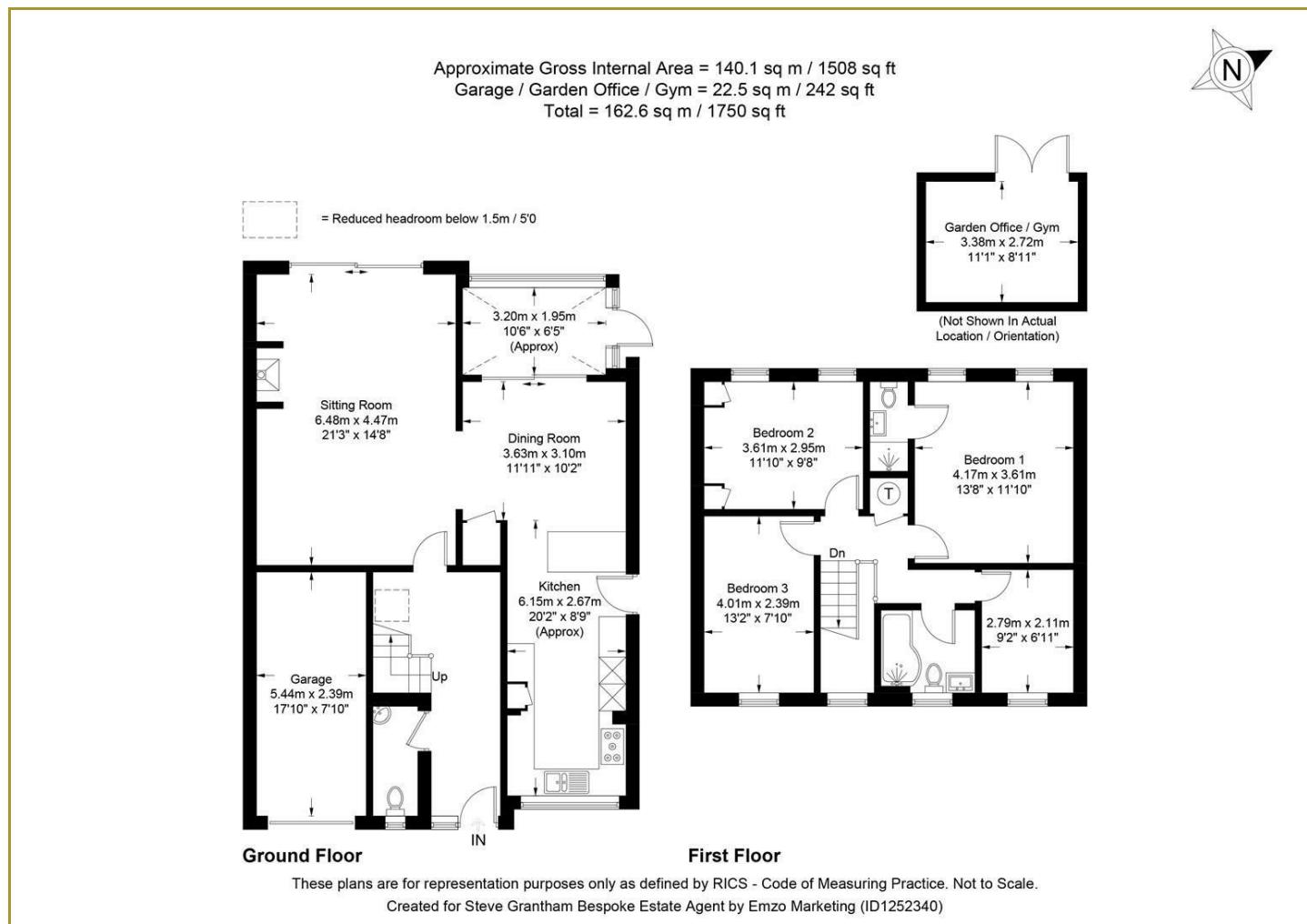
This beautifully presented home combines modern comfort with practical family living, all set within easy reach of scenic countryside walks, local shops, and transport links. With its tasteful updates and superb position on the fringes of the South Downs, it offers the perfect blend of village life and contemporary style.



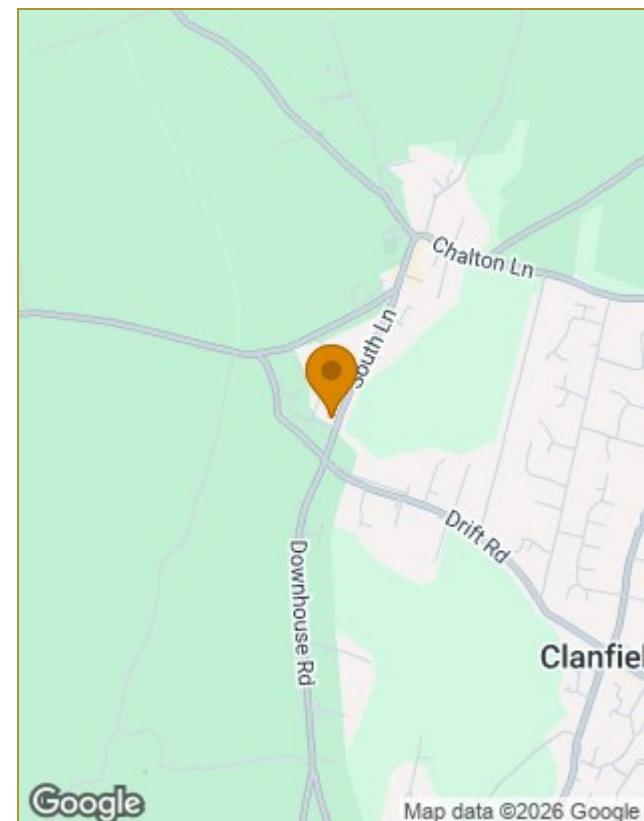




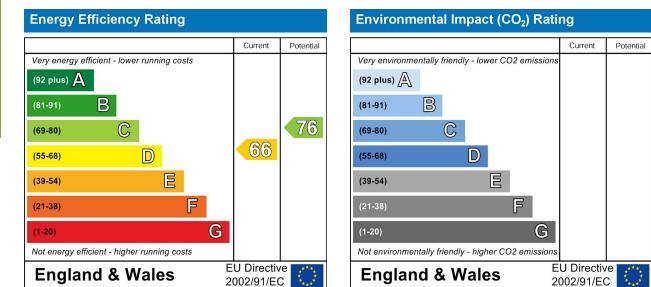
## Floor Plans



## 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.

