





Guide price £625,000

42 Whiteland Way

Clanfield, PO8 0ZF

- DETACHED FAMILY HOME
- OVERLOOKS PARKLAND
- FOUR BEDROOMS
- TWO BATHROOMS
- KITCHEN/DINING/FAMILY ROOM
- STUDY & UTILITY ROOM
- WEST FACING REAR GARDEN
- DRIVEWAY & GARAGE

Positioned in a particularly pleasant spot overlooking open parkland to the front, this beautifully presented detached family home offers generous and versatile accommodation, ideal for modern family living, all within the popular and well-served village of Clanfield.



The property immediately creates a welcoming first impression, set back behind a driveway providing parking for two to three vehicles and leading to a detached garage. Internally, the sense of space is evident from the moment you step into the entrance hall, which gives access to a well-proportioned lounge, perfect for quieter evenings, while the heart of the home lies to the rear. Here, a stunning open-plan kitchen/dining/family room stretches across the width of the house, flooded with natural light and seamlessly connecting indoor and outdoor living. The kitchen itself is stylish and well equipped, complemented by a central peninsula, with ample space for dining and relaxing, and French doors opening directly onto the garden. A separate study provides an ideal home office or playroom, supported by a utility room and cloakroom to complete the ground floor.

Upstairs, the first floor continues to impress with four generously sized bedrooms arranged around a central landing. The principal bedroom enjoys excellent proportions and is served by its own en suite facilities, while the remaining bedrooms are well balanced and share a modern family bathroom, making the layout ideal for growing families or visiting guests.

To the rear, the west-facing garden is a real highlight, enjoying afternoon and evening sun and offering a well-proportioned, thoughtfully arranged outdoor space. The garden provides a combination of lawn, patio and planting, creating a pleasant and private setting for entertaining, family time or simply relaxing at the end of the day. The detached garage sits to the side, offering useful storage or further parking if required.

Overall, this is a superbly maintained and attractively presented home, combining space, style and a highly desirable outlook, all within easy reach of local amenities, schools and countryside walks. An excellent opportunity to secure a quality family home in one of Clanfield's most appealing locations.



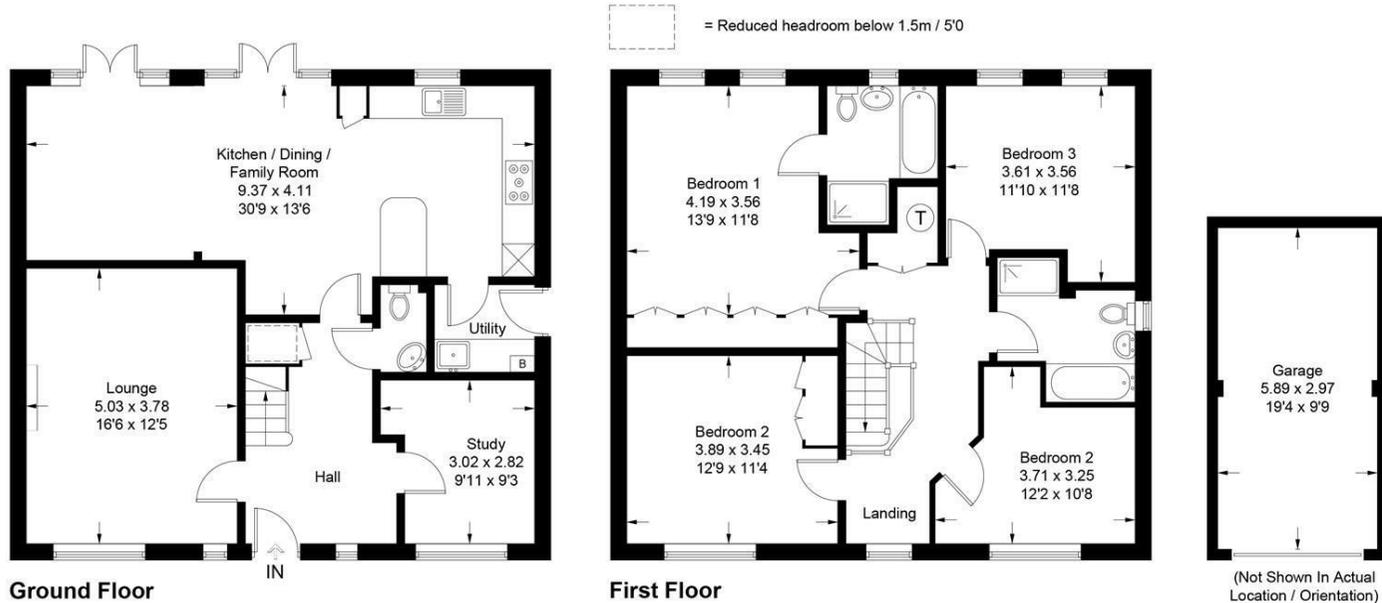




Floor Plans

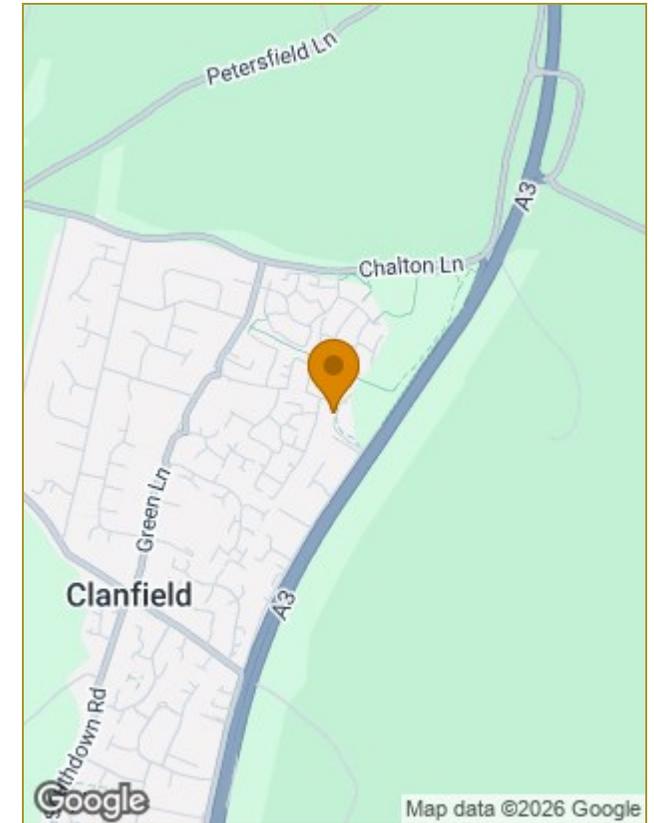
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Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft
 Garage = 17.4 sq m / 187 sq ft
 Total = 176.1 sq m / 1895 sq ft

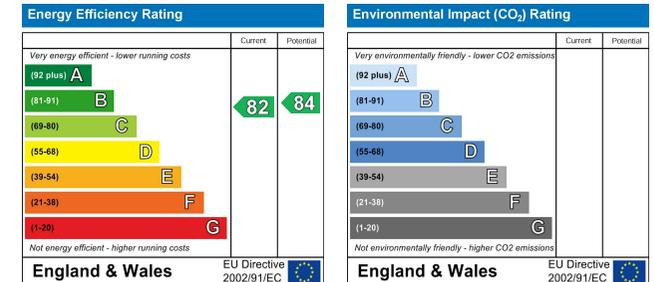


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Location Map



Energy Performance Graph



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