









# 15 Peak Road

Clanfield, PO8 0QT

- THREE DOUBLE BEDROOMS
- PLANNING PERMISSION FOR DOUBLE STORY SIDE EXTENSION
- GARAGE AND OFF STREET PARKING
- CUL DE SAC LOCATION
- ENSUITE TO MASTER
- EXTERNAL CABIN
- UNFINISHED PROJECT
- VIEWING ESSENTIAL

An exciting opportunity to acquire this spacious three-bedroom home, offered as an unfinished project with fantastic scope to complete and add your own stamp. Situated in a quiet cul de sac within Old Clanfield Village, the property enjoys a sought-after setting with far-reaching views towards Windmill Hill. An impressive kitchen/dining room opens onto the rear garden, the property also offers two further reception rooms and the space to create a utility room. Upstairs, the current owners have converted the loft to create a master bedroom with ensuite plus there are two double bedrooms and family bathroom to the first floor - ready for the new owners to make their own.

Externally, the property boasts a generous rear garden extending over 100ft, offering excellent outdoor space with a pleasant outlook. Further benefits include planning permission for a side extension, providing exciting potential to increase the accommodation. This is a rare chance to secure a home in a desirable location with huge potential—ideal for buyers looking for a project in a prime village setting.



Offers over £450,000



This is a rare and exciting opportunity to acquire a substantial three-bedroom home positioned within a cul de sac in the highly sought-after Old Clanfield Village, offered as an unfinished project with incredible potential to create a truly bespoke family home.

The property has already undergone significant works, with the real centrepiece being the impressive open-plan kitchen/dining room. This stunning space has been thoughtfully designed for modern living, featuring generous proportions, ample room for a central island and dining area, and bi-fold doors opening directly onto the rear garden. This seamless indoor-outdoor connection creates the perfect setting for entertaining and everyday family life, while flooding the space with natural light.

The ground floor further comprises a well-proportioned sitting room to the front, offering a cosy retreat, alongside a separate dining room which could easily be adapted as a family room, home office or playroom depending on individual requirements. A useful space to create a utility room provides additional practicality, helping to keep the main living spaces clutter-free.

To the first floor, there are three generous bedrooms, including a particularly spacious principal bedroom, served by an ensuite. The layout offers flexibility for growing families or those working from home, with scope to enhance and personalise as desired.

Externally, the property continues to impress with a large rear garden extending in excess of 100ft, offering a wonderful outdoor space with a pleasant outlook towards Windmill Hill. Featuring cabin with log burner serving as a hobby room. This generous plot provides plenty of room for landscaping, entertaining areas, or further development, making it a real highlight of the home.

In addition, the property benefits from further planning permission for a double storey side extension (plans available upon request), presenting an exciting opportunity to further increase the accommodation and truly maximise the potential of this already spacious home.

Set within a quiet and desirable village location, yet within easy reach of local amenities, schools and countryside walks, this property represents a fantastic chance for buyers to create their dream home in a prime setting.



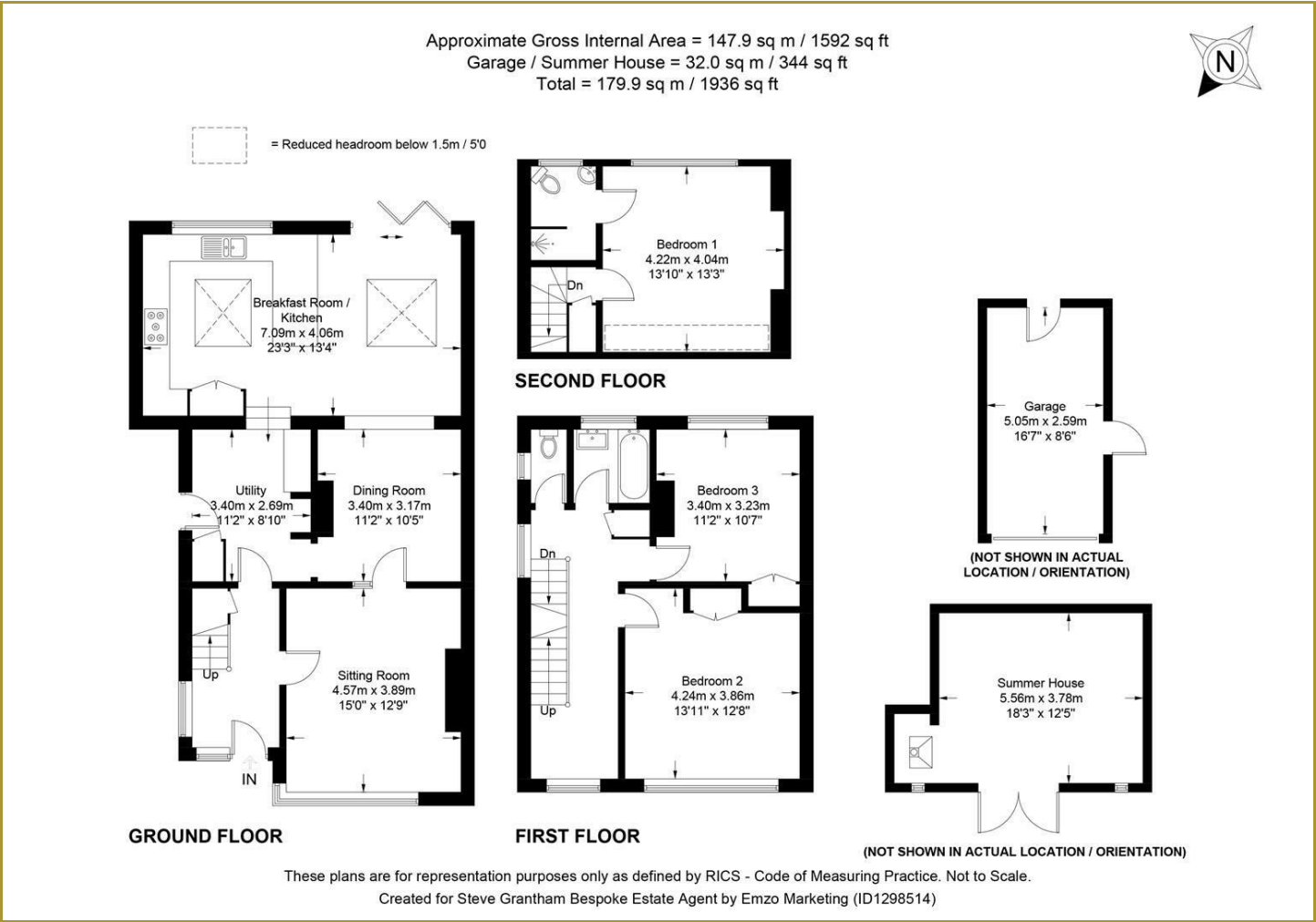








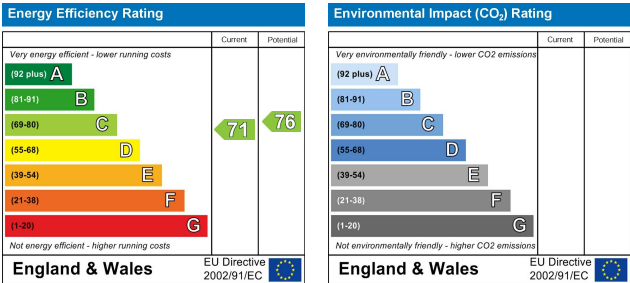
Floor Plans



Location Map



Energy Performance Graph



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.