





Offers in excess of £475,000

7 St. James Close

Clanfield, PO8 0JY

- DETACHED BUNGALOW
- ENVIABLE MATURE AND PRIVATE REAR GARDEN
- MODERN SHOWER ROOM
- WELL-PROPORTIONED KITCHEN/BREAKFAST ROOM
- CLOSE PROXIMITY TO LOCAL SCHOOLS
- SOUGHT-AFTER CLANFIELD VILLAGE LOCATION
- DRIVEWAY PARKING AND DETACHED GARAGE
- THREE BEDROOMS WITH FLEXIBLE ACCOMMODATION
- SUMMER HOUSE, SHED AND GREENHOUSE
- SCOPE & POTENTIAL TO EXTEND (STPP)

Situated in a quiet cul-de-sac in the ever-popular village of Clanfield, this well-presented detached bungalow occupies an enviable mature plot and offers a wonderful balance of space, privacy and convenience, being just a short walk from the village centre and its range of amenities, as well as excellent transport links.



The property is approached via a driveway providing off-road parking and leading to a detached garage, with an attractive front garden setting the tone for what lies beyond. Internally, the accommodation is well laid out and thoughtfully proportioned, with a welcoming entrance hall providing access to all principal rooms.

The main living room is a particularly comfortable and light-filled space, enjoying a pleasant outlook and opening directly into a substantial conservatory. This impressive addition creates a superb second reception area, ideal for both relaxing and entertaining, while offering uninterrupted views across the beautifully maintained rear garden.

The kitchen/breakfast room is well fitted with a range of units and ample work surfaces, with space for appliances and a practical layout suited to everyday living. There is also a window which looks into the conservatory and offers views of the garden beyond.

The bungalow offers three bedrooms, including a generous principal bedroom with fitted storage, a further well-proportioned double bedroom with fitted wardrobes, and a third bedroom which would also lend itself perfectly to use as a study or hobby room. These are served by a modern shower room, finished in a clean and contemporary style.

Externally, the property truly excels. The rear garden is a standout feature, enjoying a high degree of privacy and a mature, established feel. Predominantly laid to lawn and bordered by well-stocked planting, it provides a peaceful setting for outdoor enjoyment. In addition, there are several useful outbuildings including a summer house, green house and a garden shed offering excellent facilities to those with green fingers. There is further potential for a home office or hobby room (subject to planning).

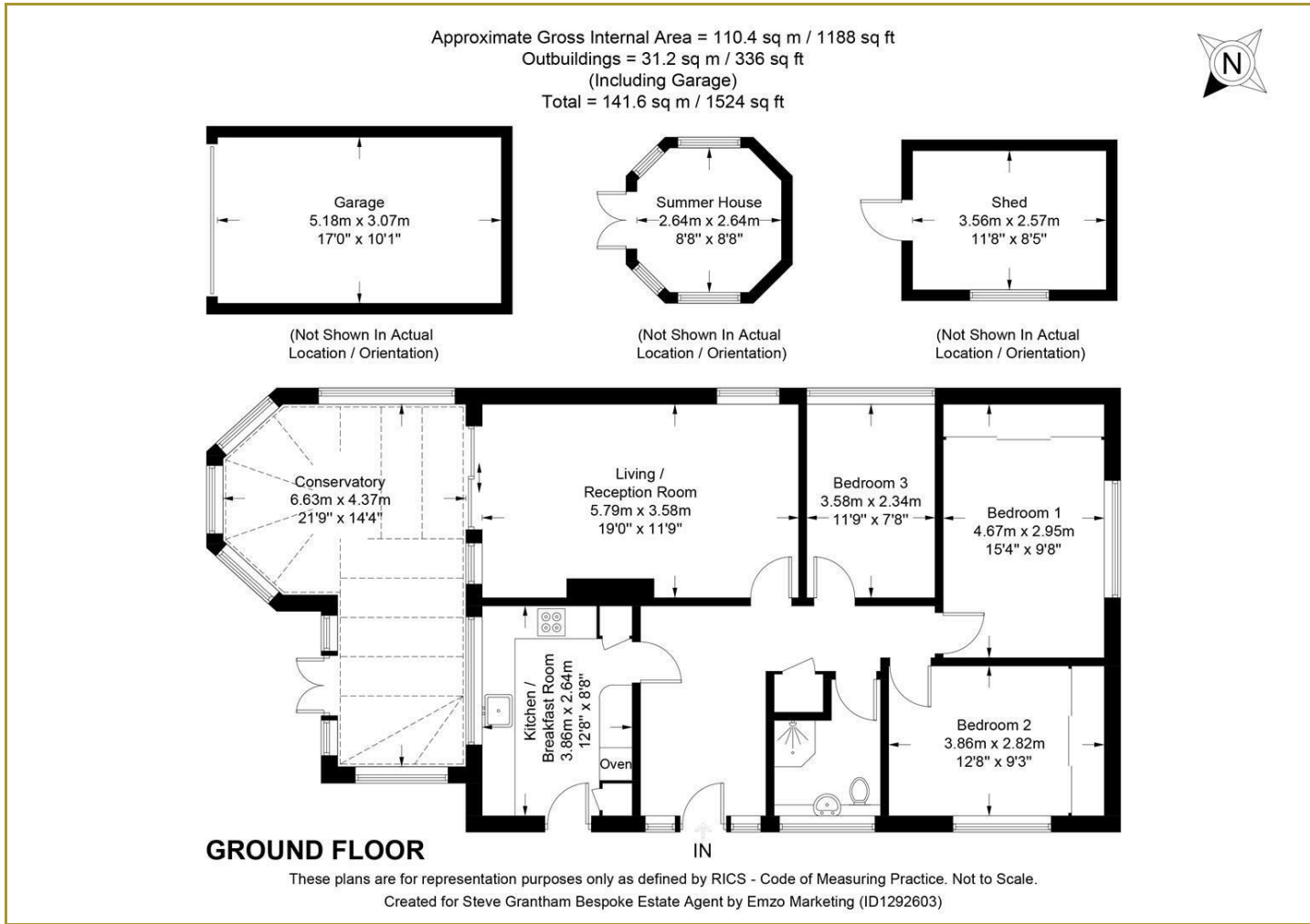
This delightful bungalow combines a desirable village location with generous accommodation and a superb plot, making it an ideal choice for those looking to enjoy single-storey living in a well-connected yet tranquil setting. There is also further scope to improve this home for those seeking more space, as several neighbouring homes have extended into the roof so there is clearly this potential (subject to planning).







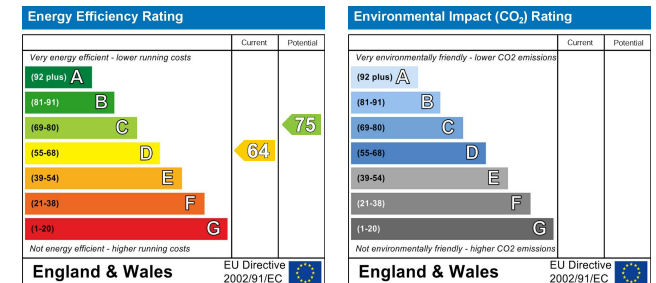
Floor Plans



Location Map



Energy Performance Graph



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