





Guide price £425,000

351 London Road

Clanfield, PO8 0PJ

- DETACHED FAMILY HOME
- LARGE REAR GARDEN
- FOUR/FIVE BEDROOMS
- 18FT MASTER BEDROOM
- KITCHEN/BREAKFAST ROOM
- NON-ESTATE LOCATION
- OVER 1650 SQ FT
- TWO BATHROOMS
- 25FT LIVING ROOM
- FAR REACHING VIEWS

Situated in a non-estate location within the village of Clanfield, this substantial four/five-bedroom detached family home offers both generous living space and excellent versatility, with potential to create an annexe if desired. Perfectly placed for easy access to Clanfield village centre and the beautiful South Downs National Park, the property enjoys a good-sized plot with far-reaching views to the rear across Clanfield towards Catherington Down.



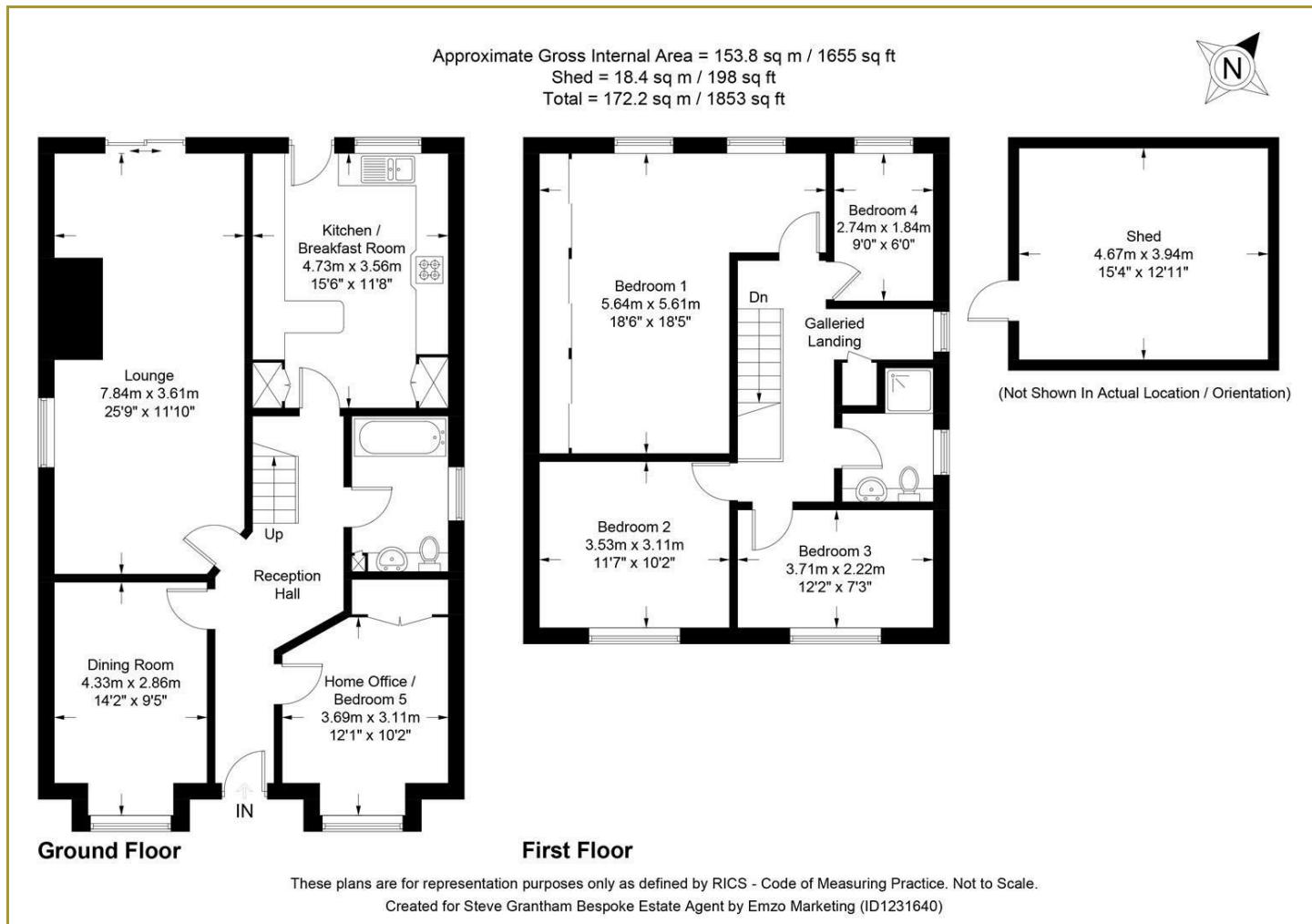
Inside, the well-proportioned and adaptable layout begins with a welcoming reception hall leading to a spacious lounge centred around an attractive inglenook-style fireplace, a separate dining room, and a kitchen/breakfast room complete with integrated appliances. A study or fifth bedroom and a stylishly refitted bathroom complete the ground floor accommodation. Upstairs, a galleried landing leads to four bedrooms, including a sizeable 18ft master suite, and a contemporary refitted shower room. Outside, the fully enclosed rear garden is mainly laid to lawn, complemented by a timber store/workshop and a wide side access to the front. The frontage offers scope and potential, subject to planning, to create a driveway, making this a home that combines comfort, flexibility, and opportunity in a delightful village setting.



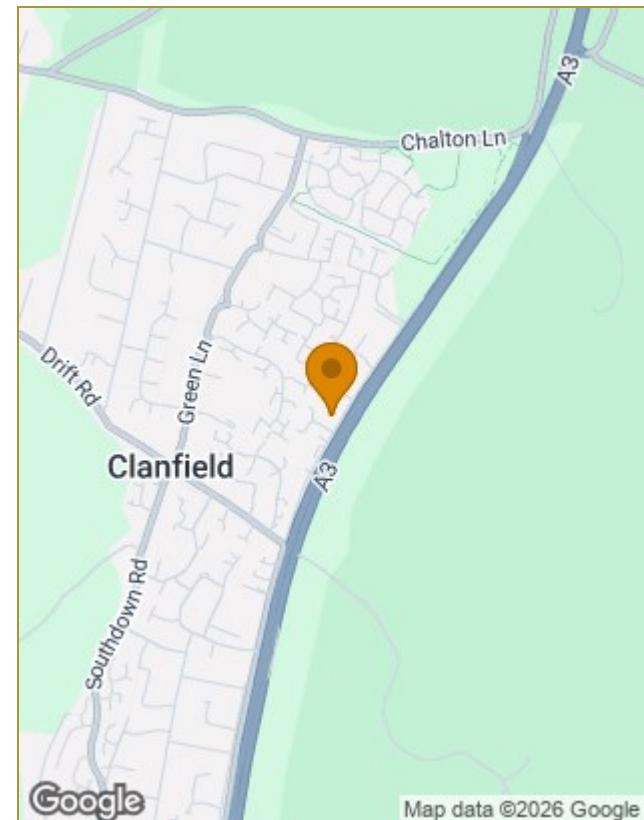




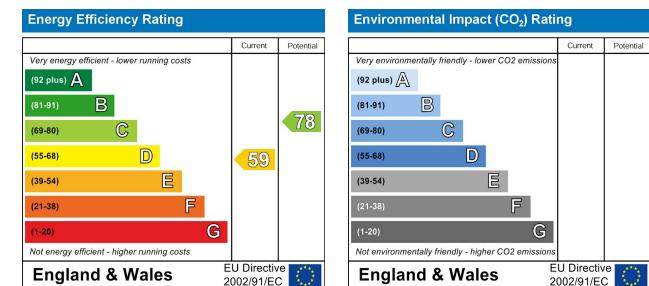
Floor Plans



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.

