





Offers in excess of £725,000

44 Whiteland Way

Clanfield, PO8 0ZF

- FIVE BEDROOMS
- TWO EN-SUITES
- DRIVEWAY & DOUBLE GARAGE
- SOUTH/WEST ASPECT GARDEN
- UTILITY ROOM
- EXTENDED EXECUTIVE DETACHED
- RURAL VIEWS TO THE FRONT
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST/FAMILY ROOM
- EASY ACCESS TO A3

An impressive and extended five-bedroom detached family home, offering over 2,000 sq ft of beautifully balanced accommodation in a sought-after residential location. Designed with modern family living in mind, the property boasts a stunning 22ft kitchen/breakfast room, three further reception rooms, two en-suite bedrooms, a detached double garage, landscaped rear garden and generous driveway parking.



Built by the highly regarded David Wilson Homes, this impressive and substantially extended detached family home offers over 2,000 sq ft of versatile accommodation, perfectly suited to modern family life. Beautifully presented throughout, the property combines generous living space with a practical layout, providing an exceptional opportunity for those seeking a spacious home in a desirable residential setting.

A welcoming entrance hall creates an immediate sense of space and provides access to all of the principal ground floor accommodation. The property offers an excellent balance of reception space, including a comfortable 17ft sitting room with French doors opening directly onto the rear garden, creating a seamless connection between inside and out. A separate dining room provides the ideal setting for formal entertaining, while the additional snug offers a flexible space that could be used as a family room, children's playroom or home office.

Undoubtedly the heart of the home is the stunning 22ft kitchen/breakfast room, thoughtfully designed for modern living and recently enhanced by an extension to create an even more impressive family space. Featuring a comprehensive range of fitted units, generous worktop space, integrated appliances and ample room for dining and socialising, this bright and spacious room enjoys French doors opening onto the garden, making it ideal for entertaining throughout the year. A separate utility room provides further storage and practical workspace, together with side access to the property, while a ground floor cloakroom completes the accommodation.

The first floor continues to impress with five well-proportioned bedrooms, four of which are generous doubles, providing excellent flexibility for growing families, guests or those working from home. The principal bedroom benefits from fitted wardrobes and a luxurious en-suite bathroom featuring both a bath and separate shower. Bedroom two also enjoys its own en-suite shower room, whilst the remaining bedrooms are served by a spacious four-piece family bathroom. Additional loft storage is available from the landing, further enhancing the practicality of the home.

Externally, the property is equally appealing. To the front, a generous driveway provides off-street parking for several vehicles and leads to a detached double garage with a high-pitched roof, offering excellent storage potential. The rear garden has been thoughtfully landscaped to create a wonderful outdoor entertaining space, featuring an extensive Indian sandstone patio, a well-maintained lawn with mature shrub and flower borders, and a paved seating area. The garden provides an attractive and private setting for family enjoyment throughout the seasons.

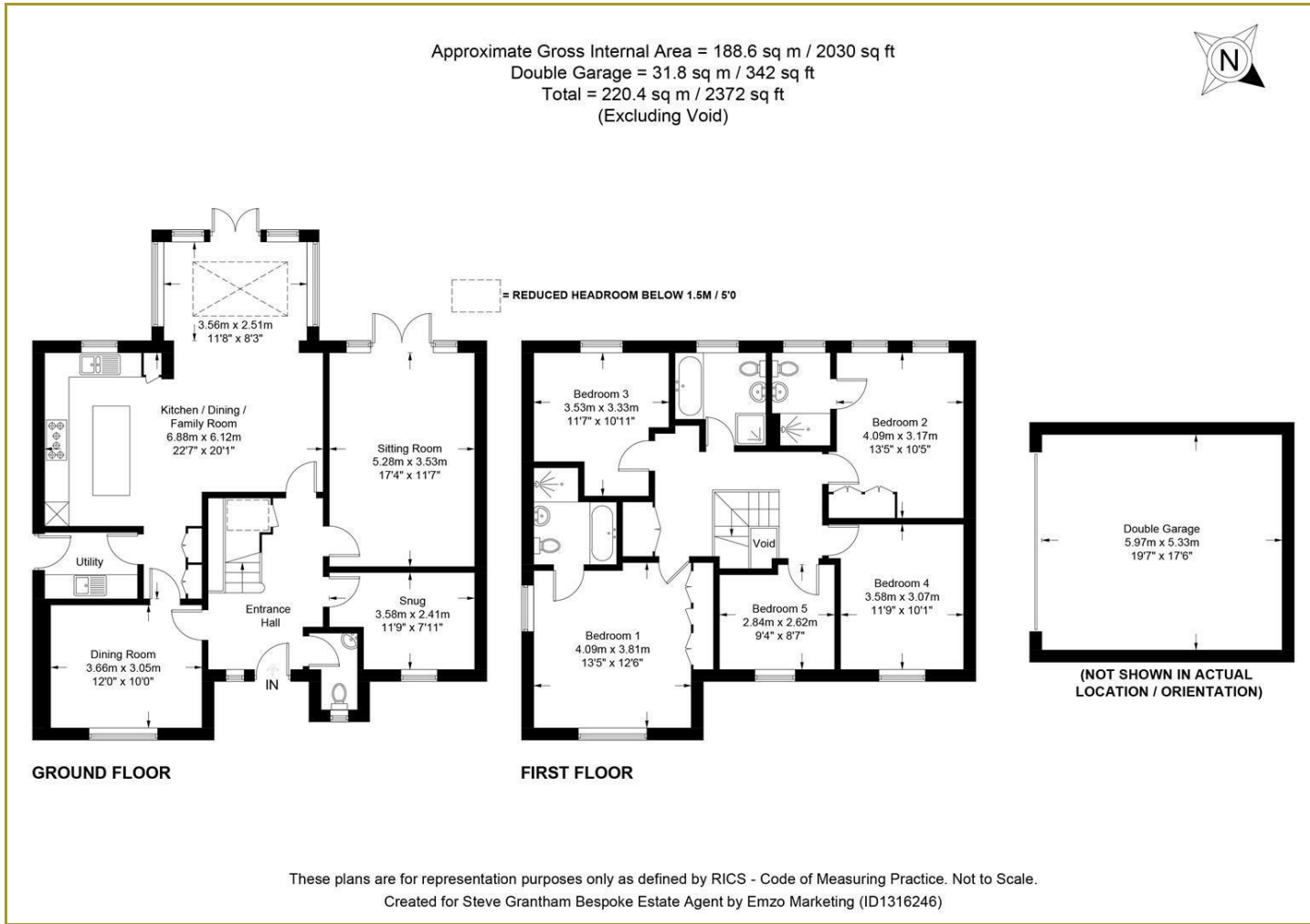
Offering spacious and flexible accommodation, high-quality presentation and an enviable family-friendly layout, this exceptional home is perfectly positioned for local schools, amenities and transport links. A rare opportunity to acquire a beautifully extended executive home that is ready to move straight into.



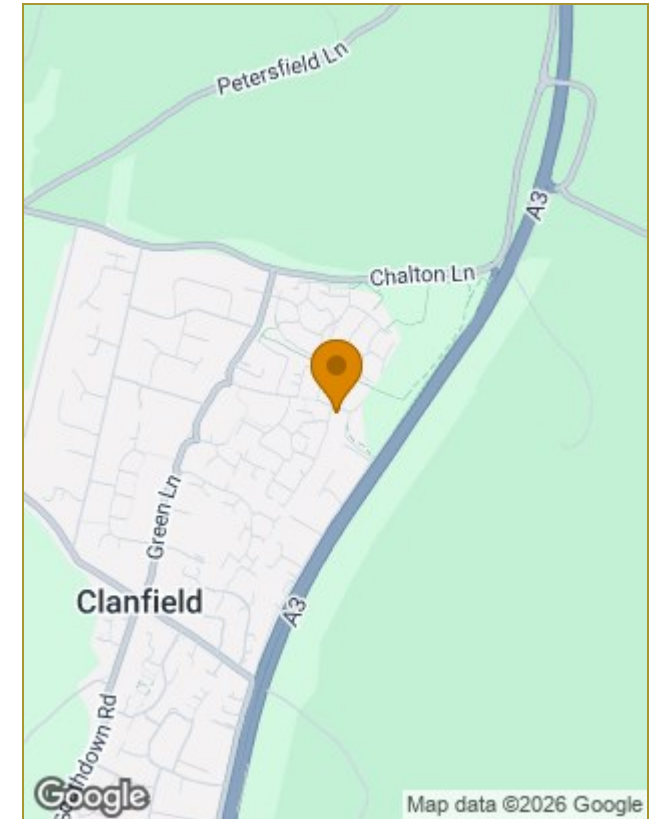




Floor Plans



Location Map



Energy Performance Graph



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