

# 6 Twyford Rise South Lane

Clanfield, PO8 0RB

- DETACHED FAMILY HOME
- TWO BATHROOMS
- UTILITY ROOM
- DOUBLE CAR BARN
- VILLAGE LOCATION
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- 1367 SQ FT
- 10 YEAR ICW WARRANTY
- LANDSCAPED GARDENS

Situated in the charming village of Clanfield, this brand-new detached family home is part of the prestigious Twyford Rise development by Lilyford Homes. Offering an impressive 1,376 sq ft of living space, this thoughtfully designed property combines contemporary luxury with practicality, making it an ideal choice for modern family living



The ground floor features a spacious and well-proportioned living room, a utility room, and a convenient cloakroom. At the heart of the home lies an open-plan kitchen, dining, and living area, complete with a bespoke modern fitted kitchen. Bi-folding doors seamlessly connect this bright and inviting space to the landscaped rear garden, which includes a beautifully paved patio area perfect for alfresco dining and entertaining.

Upstairs, the property boasts four generously sized bedrooms, including a master suite with an en-suite shower room. A stylish family bathroom serves the additional bedrooms, all of which are finished with contemporary tiled designs, white porcelain sanitaryware, chrome fittings, and heated towel rails for a touch of luxury.

This energy-efficient home is designed with sustainability and comfort in mind, offering solar panels, high-quality insulation, an easy-to-control heating system, and energy-efficient lighting throughout. The property also features high-performance double-glazed windows, hyperfast broadband connectivity, USB charging sockets, and electric car charging capability for ultimate convenience.

With a double car barn, additional parking, and visitor parking available, the home is both practical and accommodating. The beautifully landscaped gardens and premium specification throughout, including a 10-year structural warranty by ICW, provide peace of mind and a high standard of living.

Nestled in the tranquillity of Clanfield, this exceptional property offers the perfect balance of rural charm and contemporary design, making it an outstanding choice for families seeking a refined yet comfortable lifestyle.

Agents Note: The images displayed are either CGI or examples from a previous development by Lilyford Homes.

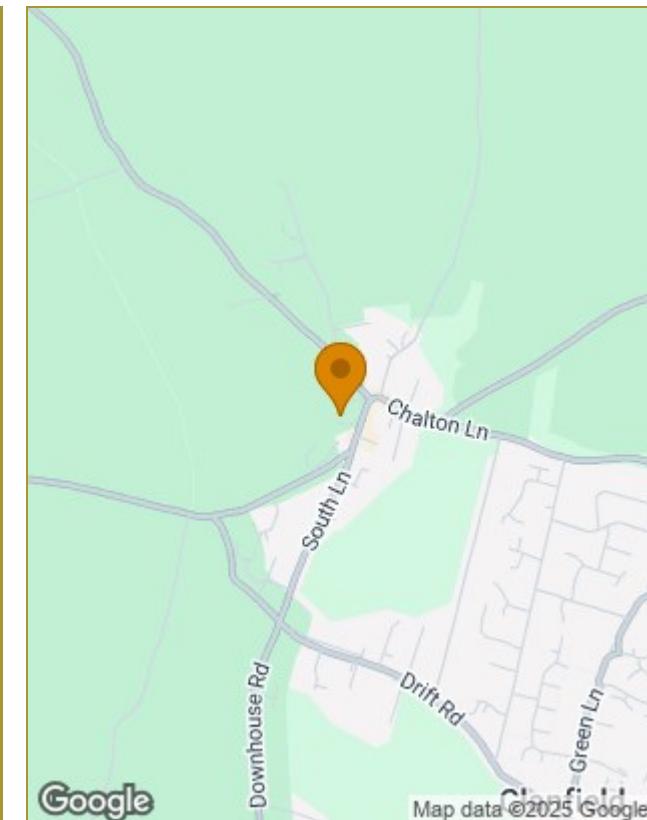




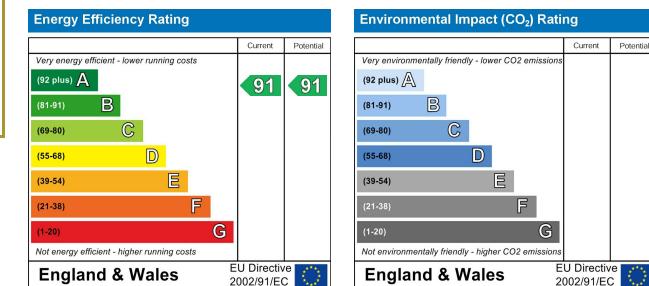
## Floor Plans



## 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.