





Guide price £575,000

# 19 Trafalgar Rise

Clanfield, PO8 0PN

- FOUR BEDROOMS
- 20FT LIVING ROOM
- RURAL VIEWS TO THE REAR
- EN-SUITE TO MASTER
- DOUBLE WIDTH DRIVEWAY & GARAGE
- OPEN PLAN KITCHEN/DINING ROOM
- WEST FACING GARDEN
- CUL-DE-SAC LOCATION

This beautifully presented four bedroom detached home was built in 2015 by Croudace Homes. Sitting in a cul-de-sac location and backing onto open fields, with a double width driveway & garage, en-suite to master, large living room, open plan kitchen dining room and West facing garden.



Harting Lodge sits in a popular cul-de-sac in the semi rural village of Clanfield. Backing onto farmers fields this home enjoys beautiful views and sunsets with the westerly aspect rear garden.

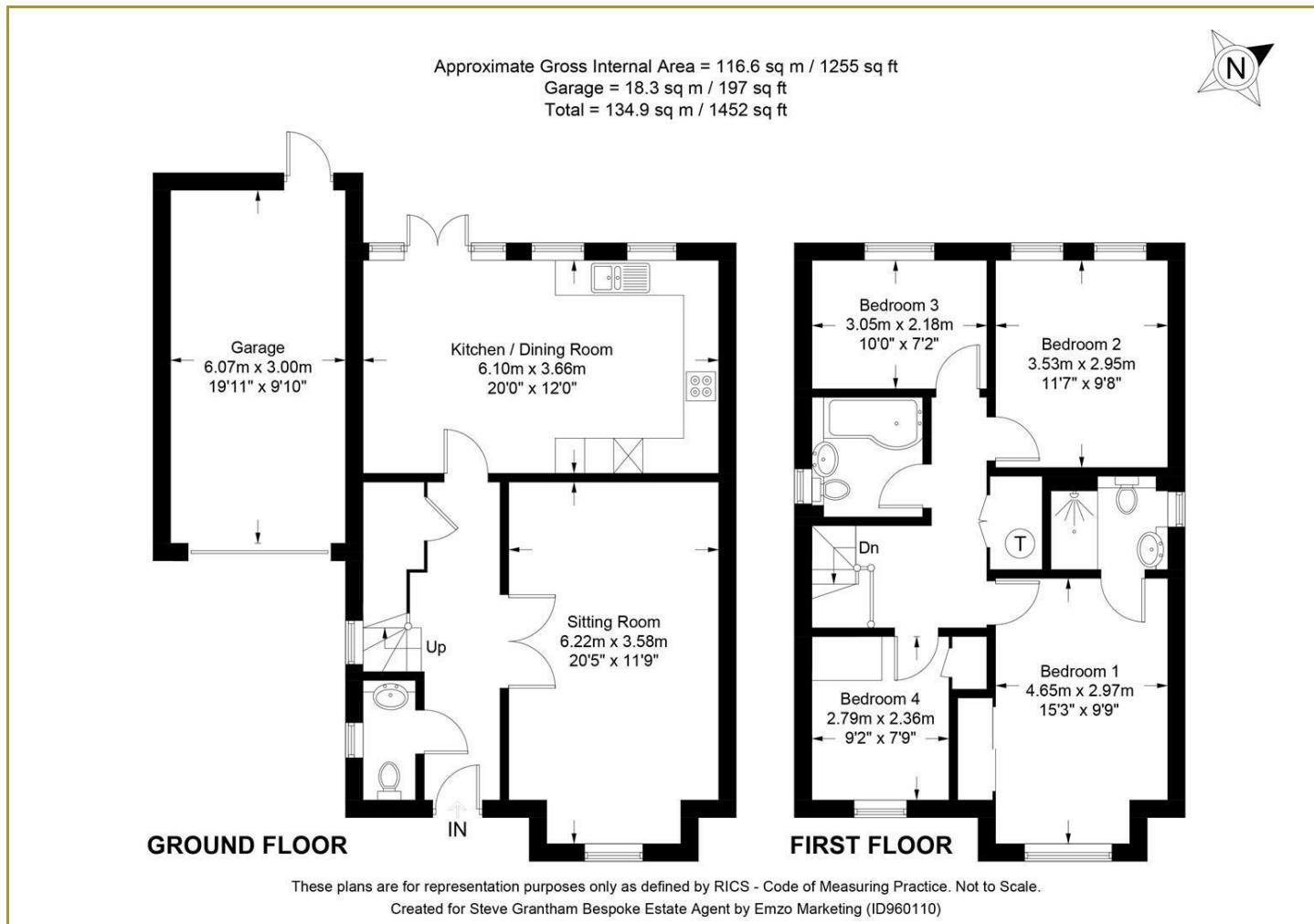
As you enter this home into the large welcoming entrance hall your line of sight is drawn straight to the views beyond the rear garden. There are stairs which lead to the first floor and a pair of French doors which open into a 20ft living room. The living room has engineered oak flooring and oozes the quality finish Croudace homes offered when this small development was constructed. Across the rear sits a large open plan kitchen/dining/family room with French doors accessing the garden. The kitchen has a range of wall and base units with integrated appliances. The ground floor is completed with a cloakroom. To the first floor there are four bedrooms of which three are good-sized double rooms. The master bedroom has fitted wardrobes and an en-suite shower room. The family bathroom is finished with a modern white three piece suite. To the rear is a west facing garden, there is a patio area ideal for alfresco dining, the remainder is laid to lawn and surrounded by mature shrub and flower borders. There is a service door into the garage. To the front is a double width driveway which provides off road parking and access to the garage.



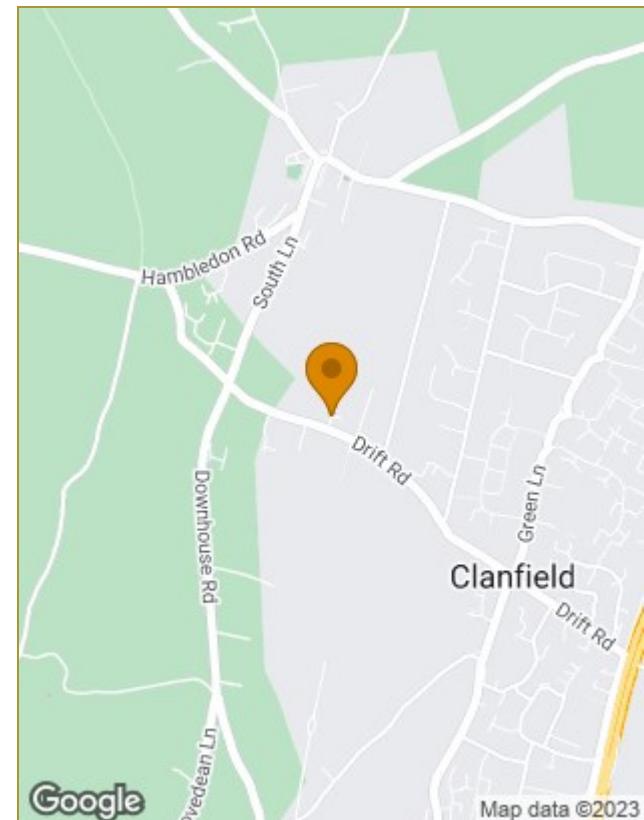




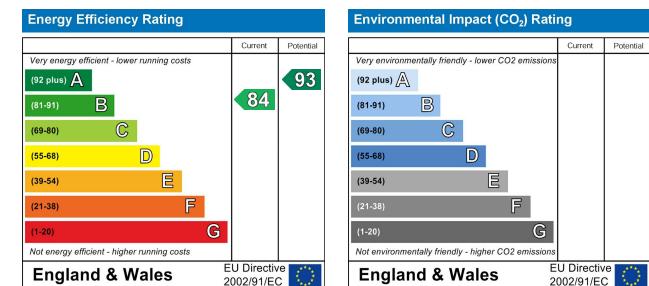
## Floor Plans



## 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.

