





Guide price £450,000

# 9 Homefield Way

Clanfield, PO8 0QZ

- SEMI-DETACHED
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- COSY FRONT ROOM
- OLD CLANFIELD
- THREE BEDROOMS
- IMMACULATE KITCHEN DINER
- WOOD BURING STOVE
- CUL-DE-SAC LOCATION

A beautifully extended and modernised three-bedroom semi-detached home set in a quiet cul-de-sac in sought-after Old Clanfield. Featuring a stunning open-plan kitchen/dining space, cosy lounge with log burner and a landscaped garden extending over 100ft, this stylish home offers modern living in a peaceful village setting close to local amenities and countryside walks.



This beautifully extended and modernised three-bedroom semi-detached home is tucked away in a quiet cul-de-sac in the highly desirable area of Old Clanfield, offering a superb blend of contemporary style, comfort and practicality. Thoughtfully upgraded to a high standard throughout, the property provides bright and versatile living spaces ideal for modern family life.

At the heart of the home is a stunning open-plan kitchen and dining area, featuring sleek worktops, ample storage and high-quality integrated appliances. This impressive space is filled with natural light from large windows and patio doors, creating a seamless connection to the garden and making it perfect for both everyday living and entertaining. The adjoining lounge offers a cosy retreat, complete with a charming log burner, while a separate utility area adds further convenience and keeps the main living space clutter-free.

Upstairs, the property offers three generously sized bedrooms, all well-presented and designed with comfort in mind. The family bathroom has been finished to a high standard, featuring a modern suite with stylish tiling and quality fittings, creating a relaxing, spa-like environment.

Externally, the home boasts a beautifully landscaped rear garden extending over 100 feet, providing a wonderful private outdoor space with a combination of lawn, patio areas and mature planting, ideal for both relaxing and entertaining.

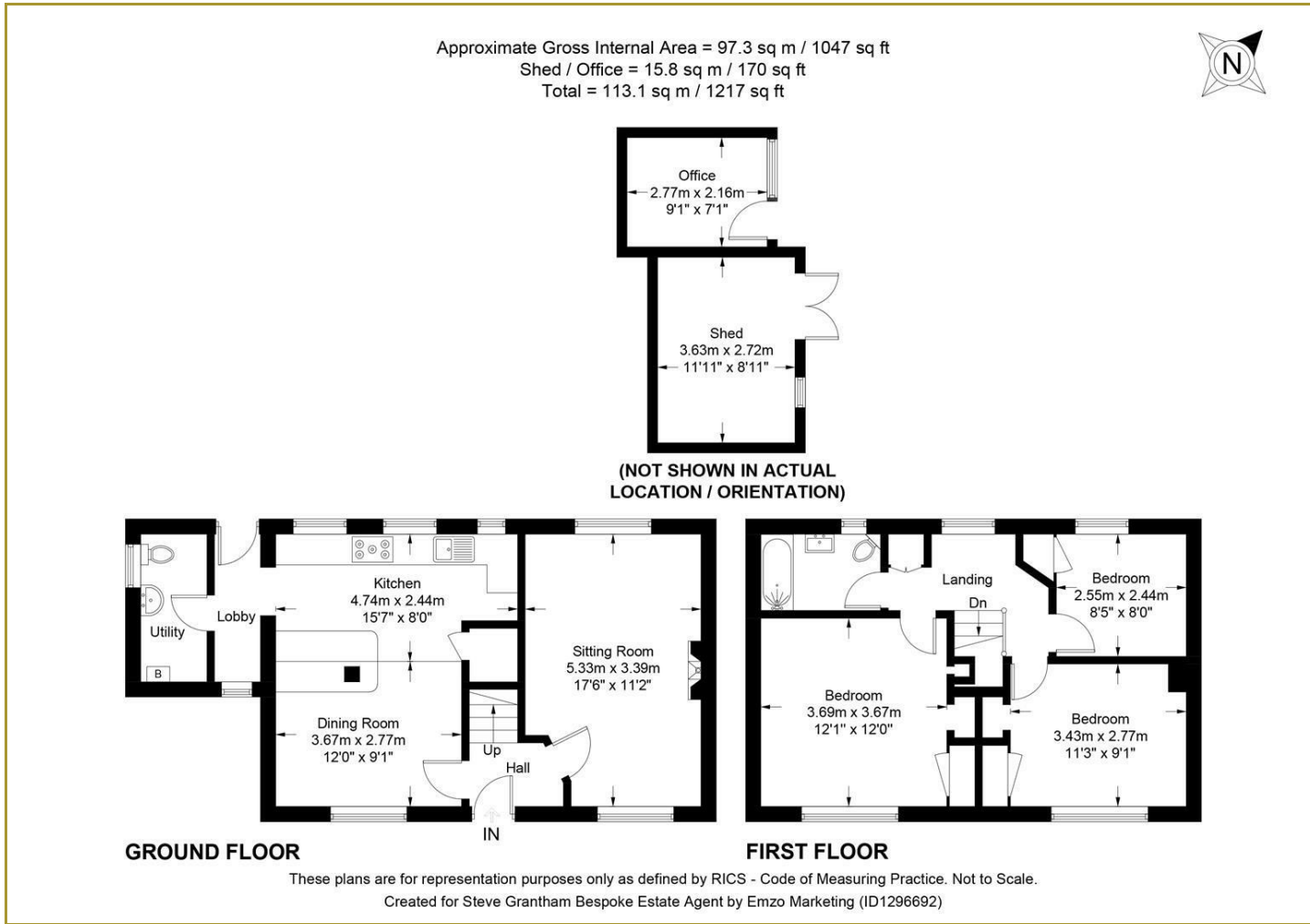
Located within easy reach of well-regarded schools, local shops and amenities, as well as countryside walks and excellent transport links, this exceptional home offers the perfect balance of village charm and modern convenience, and is ready for its next owners to move straight in and enjoy.



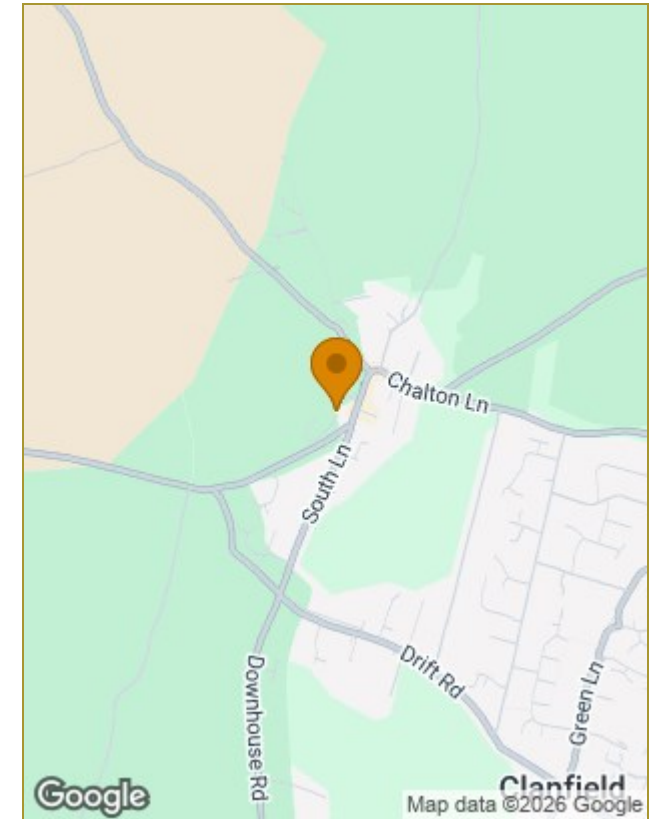




# Floor Plans



# Location Map



# Energy Performance Graph



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