









# 1A Drift Road

Clanfield, PO8 0JJ

- DETACHED CHALET STYLE HOME
- THREE RECEPTION ROOMS
- 0.22 OF AN ACRE PLOT
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- RURAL VIEWS FROM GARDEN
- THREE/FOUR BEDROOMS
- DRIVEWAY & DOUBLE GARAGE
- CLOSE PROXIMITY TO VILLAGE CENTRE
- VERSATILE ACCOMMODATION
- EASY ACCESS TO A3

Located in the heart of Clanfield, this detached and versatile chalet-style home offers over 1,800 sq. ft. of accommodation and sits on a generous plot just shy of a quarter of an acre. With excellent scope for re-modelling or extending (subject to planning), it presents a rare opportunity for those seeking a home with both space and potential in a desirable village setting.



Offers in the region of £475,000



The property is approached via a driveway that provides ample off-road parking and leads to a double garage and carport. Once inside, you are welcomed by a spacious hallway with a vaulted ceiling, creating an immediate sense of light and space. Stairs rise to the first floor while doors open to all principal rooms.

The kitchen enjoys a front aspect outlook and is complemented by a large adjoining utility room. A well-proportioned dining room, also to the front, provides a pleasant setting for entertaining. To the rear, a spacious ground floor bedroom benefits from French doors opening directly onto the south-facing garden and is served by a modern ensuite shower room. The living room is bright and inviting, featuring a side aspect window, a brick feature wall with inset wood-burning stove, and patio doors that flow through to the garden room, which enjoys a sunny southerly aspect and direct access into the garden. A study, which could equally serve as a fourth bedroom, and a cloakroom complete the ground floor.

Upstairs, the first floor offers two generous double bedrooms along with a family bathroom.

Externally, the rear garden has been designed with low maintenance in mind, laid out with block-paved patios bordered by mature shrubs and flowering plants. The setting makes the most of its elevated position, providing far-reaching westerly views across open countryside and the opportunity to enjoy stunning sunsets.

Offering space, versatility and exceptional potential, this property represents a wonderful chance to create a forever home.



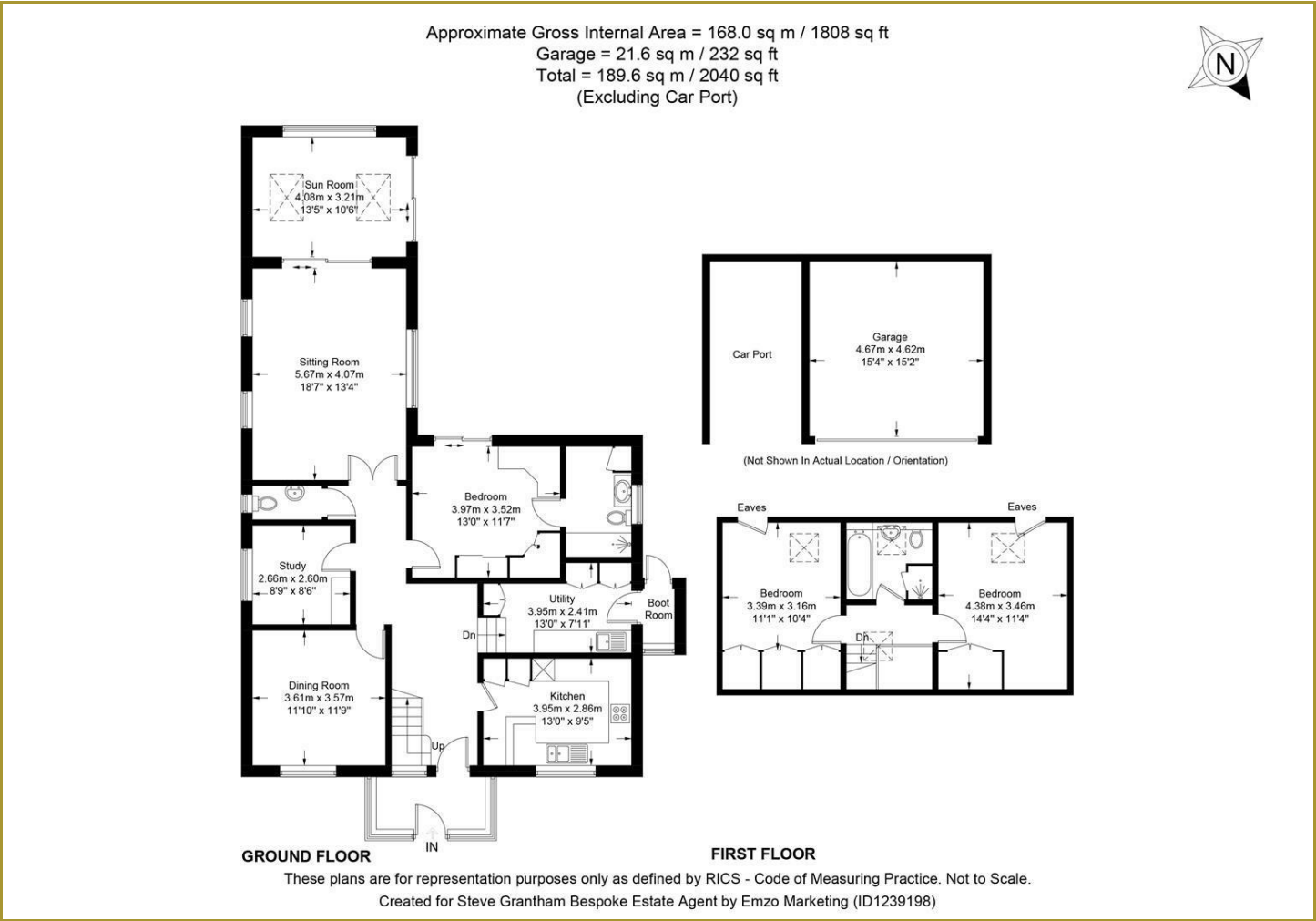




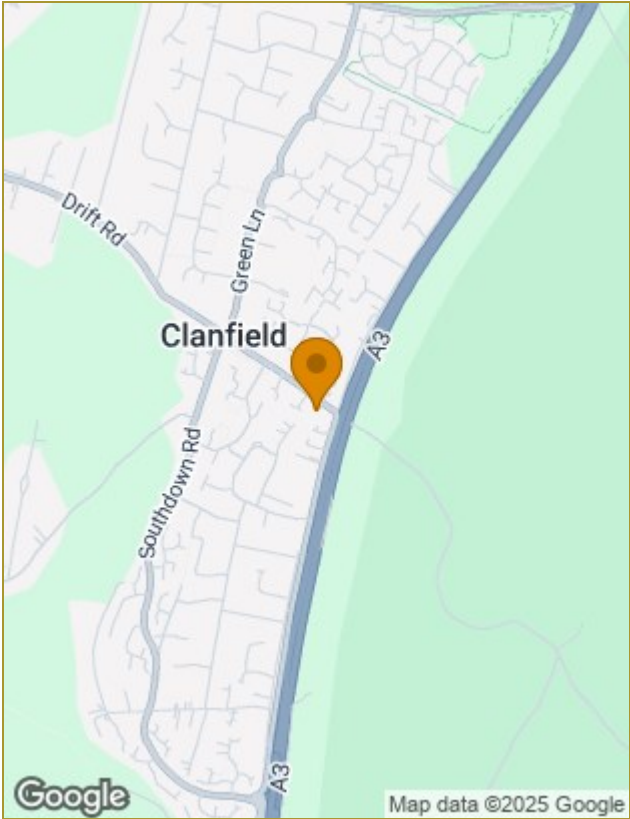




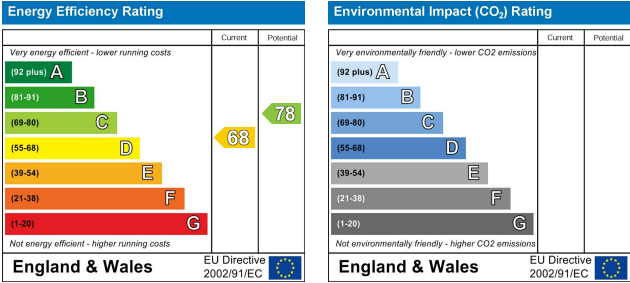
Floor Plans



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.