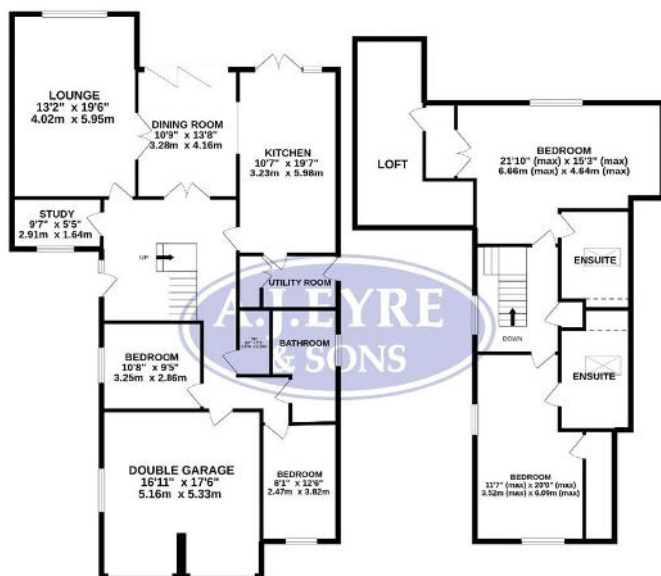


PRICE: £735,000



TOTAL FLOOR AREA: 2567 sq.ft. (239.5 sq.m.) APPROX.
While every attempt has been made to ensure the accuracy of the floor plan and dimensions, the agent does not accept any responsibility for any error or omission or for any discrepancy between the floor plan and the actual property. The floor plan is for information only and should not be used as a basis for any decision or action. The floor plan is not a contract and the agent does not accept any responsibility for any error or omission or for any discrepancy between the floor plan and the actual property. The floor plan is for information only and should not be used as a basis for any decision or action. The floor plan is not a contract and the agent does not accept any responsibility for any error or omission or for any discrepancy between the floor plan and the actual property.



Red House, Sunderton Lane, Clanfield PO8 0NU

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOUSE in a prominent NON ESTATE LOCATION in Clanfield. Boasting three reception rooms, large modern kitchen, separate utility room, three bathrooms, SOUTHERLY ASPECT REAR GARDEN, extensive off road parking and DOUBLE GARAGE.

Entrance
Oak front door leading to the entrance hall.

Entrance Hall
Stairs to the first floor with glass balustrade, radiator, coved and smoothed ceiling with pin spot downlighting, laminate wood effect flooring, door to garage.

Cloakroom
Close coupled low level wc, wash hand basin set in vanity unit, radiator, laminate wood effect flooring, tiled to principle areas, coved and smoothed ceiling.

Ground Floor Bathroom
Four piece bathroom suite comprising shower cubicle with wall mounted shower, panelled bath with mixer tap, close coupled low level wc, wash hand basin set in vanity unit, tiled flooring and principle areas, shaver point, smoothed and coved ceiling with pin spot downlighting, double glazed obscured window to side aspect, chromium ladder style radiator.

Lounge
Feature fireplace with wood mantle over, polished stone hearth with inset log burning stove, double glazed bow window to front aspect, double glazed window to side aspect, two radiators, laminate wood effect flooring, coved and smoothed ceiling, double doors to dining room.

Dining Room
(Maximum measurements into door). Double glazed bi folding doors to garden, double doors to lounge, tiled flooring, radiator, smoothed and coved ceiling, squared opening to kitchen / breakfast room.

Kitchen / Breakfast Room
Modern matching range of wall and base units complemented with granite work surfaces over incorporating sink unit with mixer tap and drainer, space for 'range' style cooker with extractor canopy over, integrated wine chiller, breakfast bar seating area, integrated dishwasher, space for freestanding fridge / freezer, double glazed double doors and double glazed window to rear aspect, radiator, tiled flooring and principle areas, coved and smoothed ceiling with pin spot downlighting, door to utility room.

Utility Room
Matching range of cabinets with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, wall mounted boiler for central heating, door to side aspect, larder style cupboard with shelving, tiled flooring, smoothed and coved ceiling.

Study
Double glazed window to front aspect, laminate wood effect flooring, radiator, coved and textured ceiling.

Ground Floor Bedroom Three
Double glazed window to side aspect, laminate wood effect flooring, radiator, coved and textured ceiling.

Ground Floor Bedroom Four
Double glazed window to front aspect, radiator, laminate wood effect flooring, coved and textured ceiling.

FIRST FLOOR
Landing, double glazed window to side aspect, laminate wood effect flooring, smoothed ceiling, loft access, airing cupboard.

Bedroom One
(Maximum measurements). Double glazed windows to front and side aspects, laminate wood effect flooring, smoothed ceiling, radiator, walk in wardrobe cupboard.

En-Suite
(Floor measurements). Shower cubicle with wall mounted shower, close coupled low level wc, wash hand basin set in vanity unit, velux style window to side aspect, tiled flooring and principle areas, chromium ladder style radiator, shaver point.

Bedroom Two
(Maximum measurements). Double glazed window to front aspect, radiator, laminate wood effect flooring, smoothed ceiling, double doors to walk in wardrobe cupboard and eaves storage area.

En Suite 2
Corner shower cubicle, close coupled low level wc, wash hand basin set in vanity unit, radiator, tiled to principle areas, velux style window to side aspect, radiator, smoothed ceiling.

OUTSIDE
The frontage is predominantly shingled for extensive off road parking leading to the garage, gated access leads to the side and rear garden. The rear boasts a SOUTHERLY aspect with views over farmland and the observatory, patio / seating area adjoining the property with the remainder mainly laid with lawn, panelled fencing and mature hedgerow complement the boundaries, outside tap.

Detached Garage
Two up and over doors , double glazed window, personal door to entrance hall, power and lighting.

