

STEVE GRANTHAM
BESPOKE ESTATE AGENT

122 Green Lane, Clanfield, PO8 0LG

Offers over £800,000

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- BEAUTIFULLY PRESENTED & EXTENDED DETACHED FAMILY HOME
- FIVE VERSATILE BEDROOMS & THREE LUXURY BATHROOMS
- LANDSCAPED REAR GARDEN WITH SPACIOUS ENTERTAINING TERRACE
- SEPARATE SNUG LOUNGE
- AMPLE DRIVEWAY PARKING
- STUNNING OPEN PLAN KITCHEN / DINING / FAMILY ROOM WITH BI-FOLD DOORS
- PRINCIPAL SUITE WITH DRESSING ROOM & BESPOKE EN-SUITE
- SOUGHT-AFTER CLANFIELD LOCATION CLOSE TO THE SOUTH DOWNS, A3 & EXCELLENT SCHOOLS
- STUDY & HIDDEN UTILITY ROOM
- APPROXIMATELY 2,153 SQ FT OF ACCOMMODATION

Situated in the highly desirable village of Clanfield, just moments from the South Downs National Park, this exceptional detached family home has been thoughtfully extended, comprehensively modernised and beautifully presented throughout, offering over 2,100 sq ft of stylish and versatile accommodation. Ideally positioned for excellent local schools, convenient access to the A3 and surrounding transport links, this is a superb home for growing families seeking both space and quality.





The property immediately impresses with its attractive contemporary façade and generous driveway, providing ample off-road parking for multiple vehicles.

Stepping inside, the welcoming entrance hall sets the tone for the immaculate interiors that follow. To the front of the property is a cosy snug lounge, offering the perfect retreat away from the main living space, whilst a separate study provides an ideal home office for modern family life.

The true heart of the home is the stunning L-shaped open plan kitchen, dining and family room. Designed with both entertaining and everyday living in mind, this superb space features an extensive range of high-quality cabinetry, generous work surfaces, integrated appliances and ample space for both dining and relaxed seating. Large bi-folding doors seamlessly connect the interior with the landscaped rear garden, flooding the room with natural light and creating an effortless indoor-outdoor lifestyle.

Cleverly concealed from the kitchen is a hidden utility room, providing practical laundry space whilst maintaining the sleek, contemporary aesthetic of the main living area.

Adding further flexibility is the ground floor fifth bedroom, complete with a stylish en-suite shower room, making it ideal for guests, multi-generational living or as an additional reception room if required.

Ascending the staircase, you are greeted by a stunning galleried landing, beautifully illuminated by a large feature skylight which fills the first floor with natural light and enhances the contemporary glass and oak staircase. The landing provides access to four well-proportioned double bedrooms, including the superb principal suite with its own dressing room and luxurious en-suite shower room. Completing the accommodation is a stylish family bathroom serving the remaining bedrooms.

Outside, the landscaped rear garden has been designed for ease of maintenance and family enjoyment, featuring a generous paved entertaining terrace, an expanse of lawn and enclosed boundaries, creating a private and secure setting for children and outdoor entertaining.

Combining generous proportions, contemporary styling and outstanding versatility, this exceptional home offers everything today's modern family requires in one of the area's most sought-after village locations.

Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



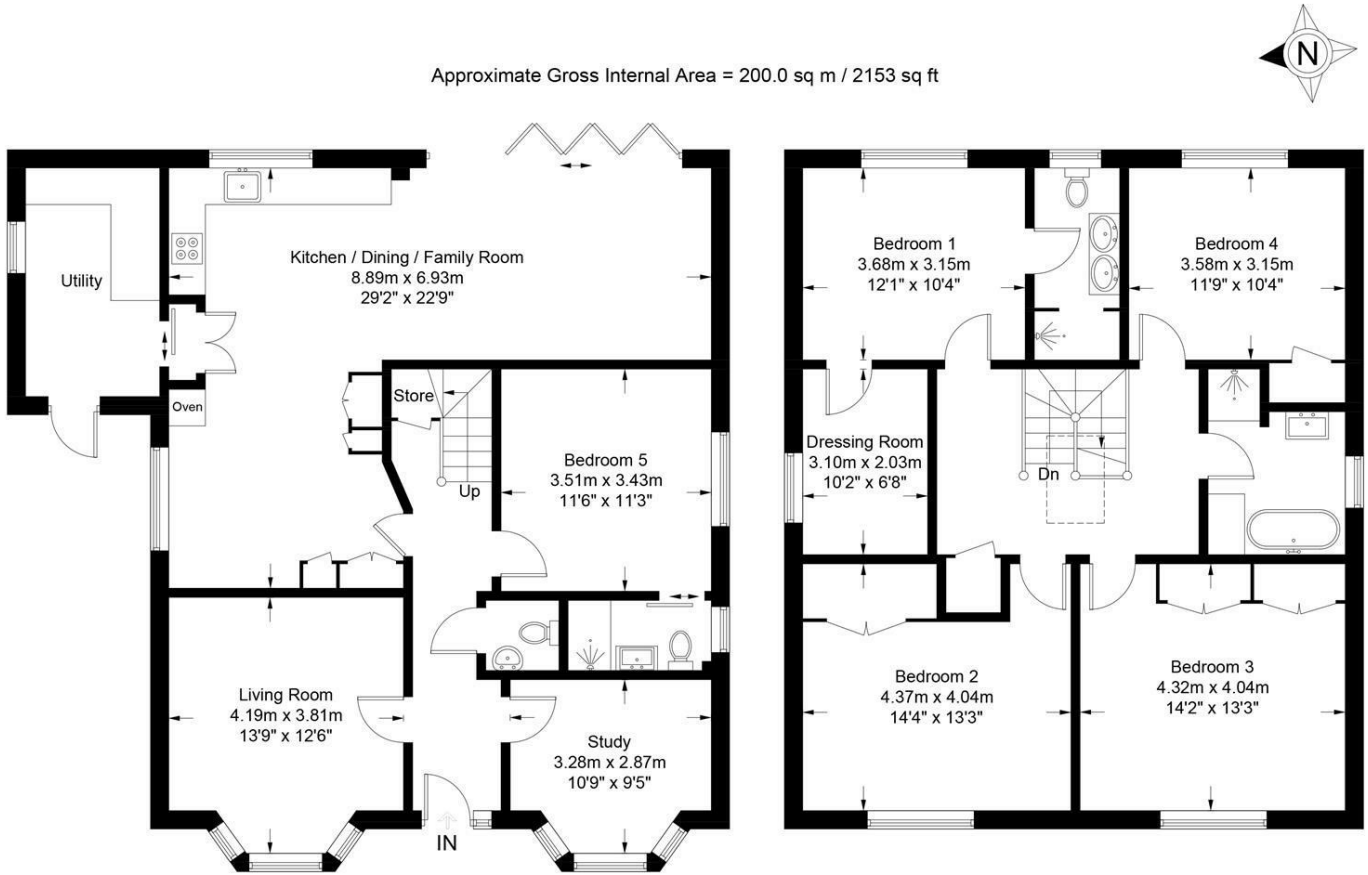






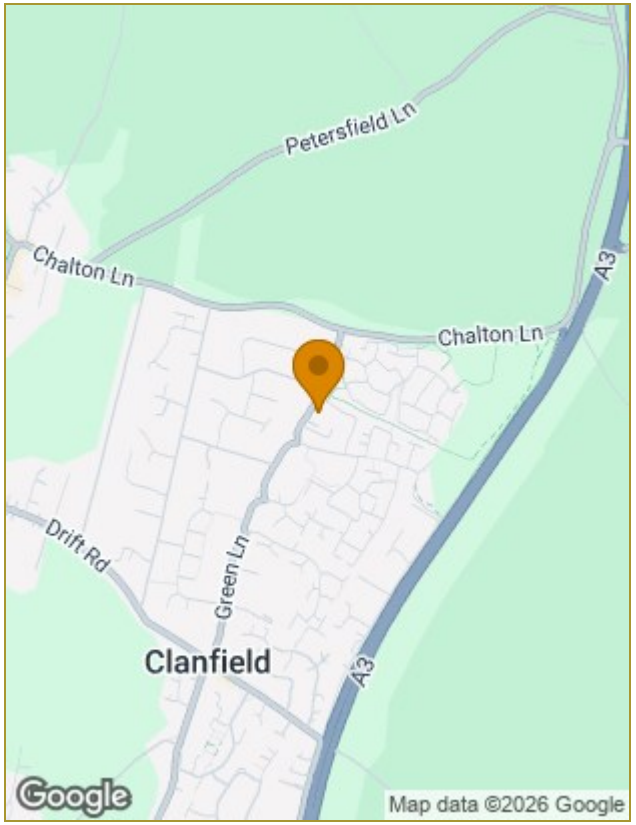


Floor Plans

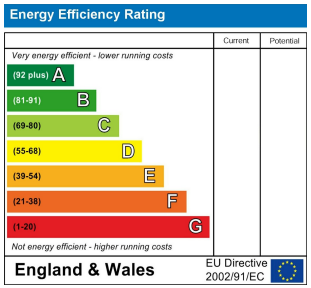


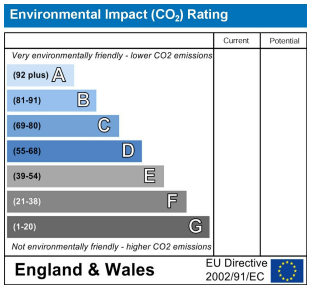
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Location Map



Energy Performance Graph





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