









Offers in excess of £650,000

# 14 Sunderton Lane

Clanfield, PO8 0NU

- SOUGHT AFTER ROAD
- THREE RECEPTION ROOMS
- 1/3 OF AN ACRE PLOT
- CHALET STYLE HOME
- FOUR BEDROOMS
- THREE BATHROOMS
- SCOPE & POTENTIAL TO EXTEND FURTHER
- GARAGE & DRIVEWAY

Located in one of Clanfield's most sought after roads and sitting on a plot on just over 1/3 of an acre. This four bedroom, three bathroom, three reception room chalet style home still offers huge potential & scope to extend (subject to planning).



This detached residence sits on a fantastic plot in one of Clanfield's most requested roads. This home has been extended by the current owners, however still offers further scope for improvement or extending (subject to planning). On the ground floor there is a larger entrance hallway which leads into the living room, there is a front aspect window and central feature fireplace housing a wood burning stove. From the living room you access an office with a front aspect window and the inner hallway. From the inner hallway doors access all remaining ground floor rooms and stairs lead to the first floor. The kitchen has been recently re-fitted and has a window and door accessing the rear gardens. There are three further ground floor rooms which include a bedroom, the dining room/bedroom four, a snug and the family bathroom. To the first floor there are two further bedrooms, with one having an en suite shower room as well as a further bathroom. To the front is a a driveway which accesses the garage and provides off road parking as well as a large area which is laid to lawn. To the rear is a an equally large garden area with a patio and the remainder is laid to lawn, There is also a garden room with bi-folding doors.



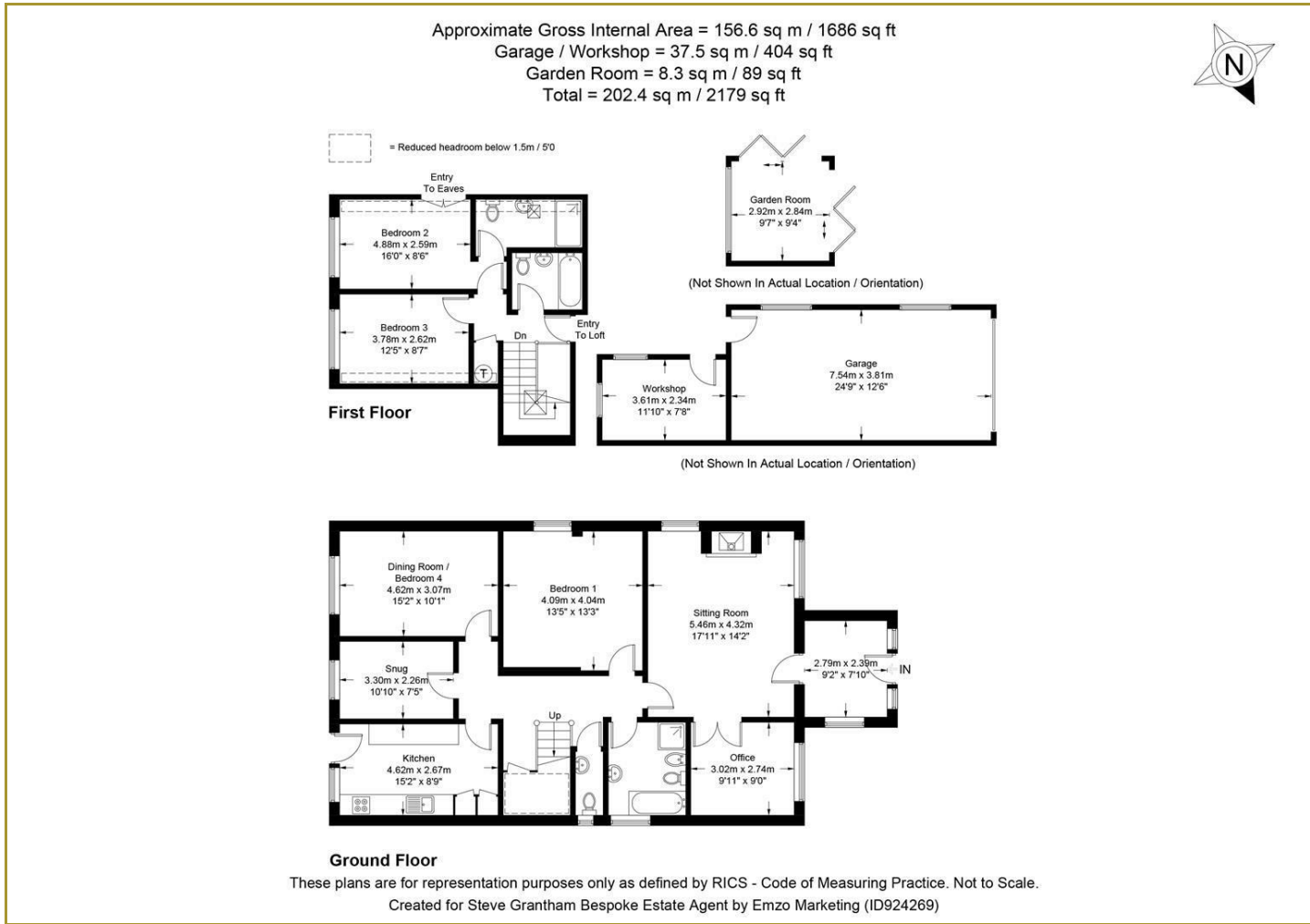




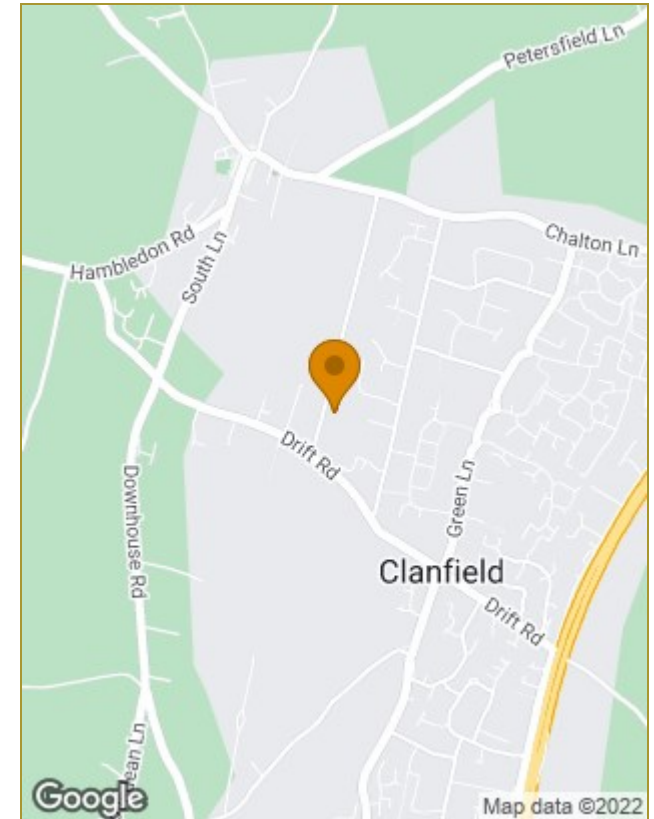




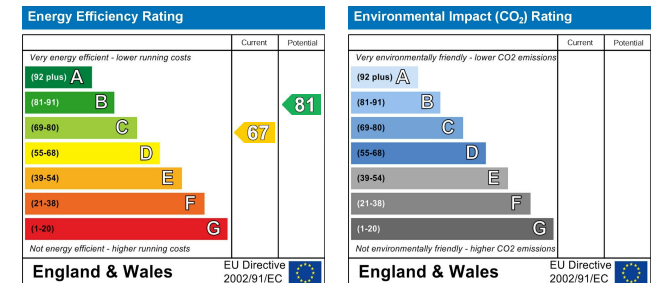
## Floor Plans



## 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.