





12 Henwood Grove

Clanfield, PO8 0ZE

- FOUR/FIVE BEDROOMS
- UTILITY ROOM
- STUDY
- DOUBLE GARAGE & DRIVEWAY
- QUIET CUL-DE-SAC LOCATION
- TWO EN-SUITES
- GROUND FLOOR CLOAKROOM
- 30FT KITCHEN/DINING/FAMILY ROOM
- LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT

I am delighted to offer this beautifully presented five bedroom home located in Clanfield. Sitting in a quiet cul-de-sac this home boasts a 30ft kitchen/dining/family room, lounge, study, double garage & driveway, two en-suites and a landscaped garden.



On the ground floor there is a large entrance hall, with stairs to the first floor and doors to all principle rooms. To the front sits a bright & airy living room with a wood burning stove. There is a dual aspect study with fitted furniture. Across the rear is a fabulous 30ft kitchen/dining/family room with bi-fold doors accessing the garden. The kitchen has been recently re-fitted and has a door that leads to the utility room. The utility room has space & plumbing for appliances and a service door to the side aspect. A cloakroom completes the ground floor. To the first floor originally there would have been five bedrooms, bedroom two & three have been opened into one large room, (the partition wall could easily be replaced) this room has an ensuite shower room. The master bedroom sits to the front and is a great sized suite, with fitted wardrobes and an ensuite shower room. There are two further bedrooms of which both are double sized rooms. To the rear is a nice sized garden which has been landscaped with two patio areas and the remainder is laid to artificial grass. A rear gate provides access to the driveway which provides parking for two cars, there is an electric car charge point and the double garage which has power and light as well as offering eaves storage. This family home really must be seen to be appreciated.

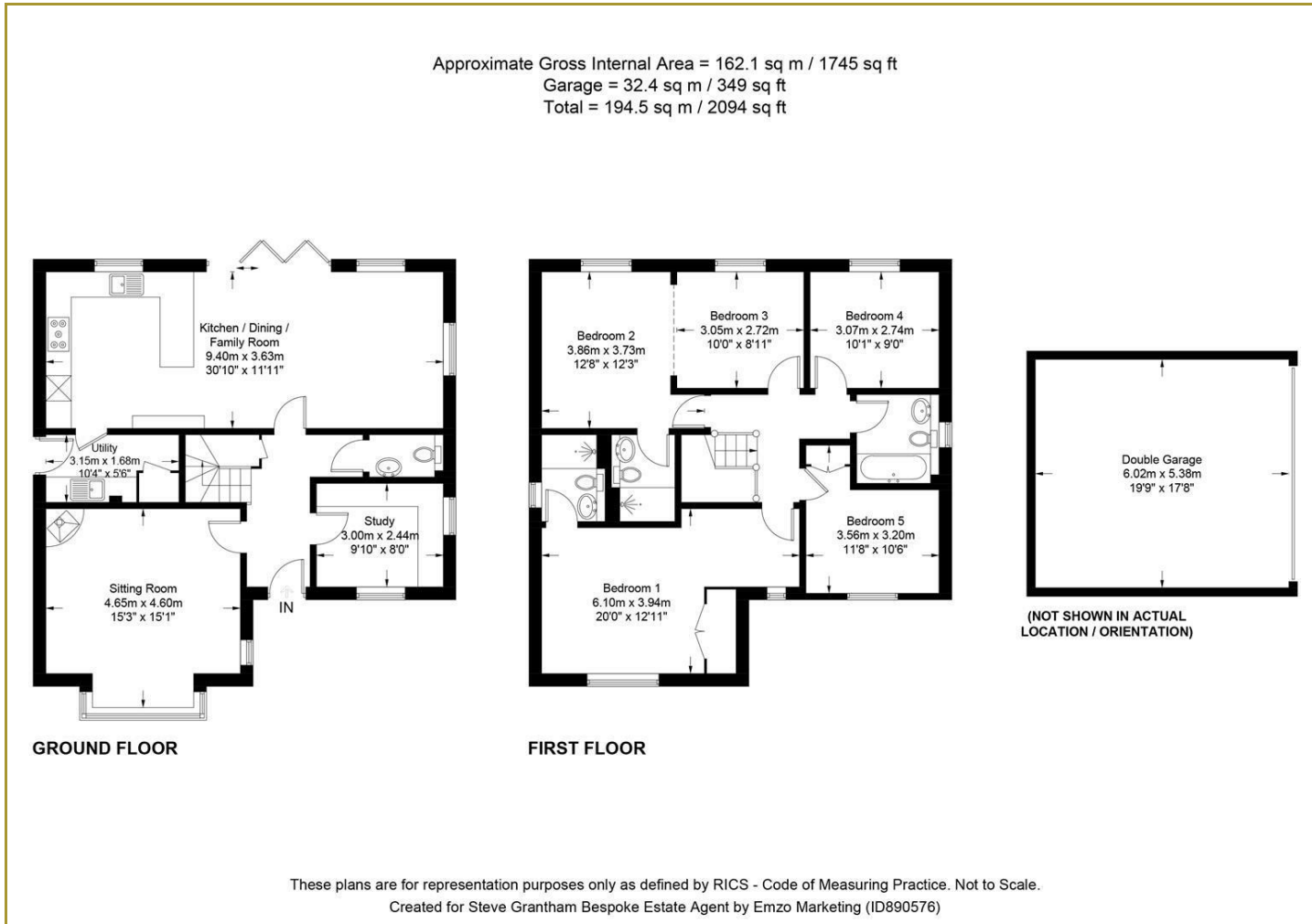




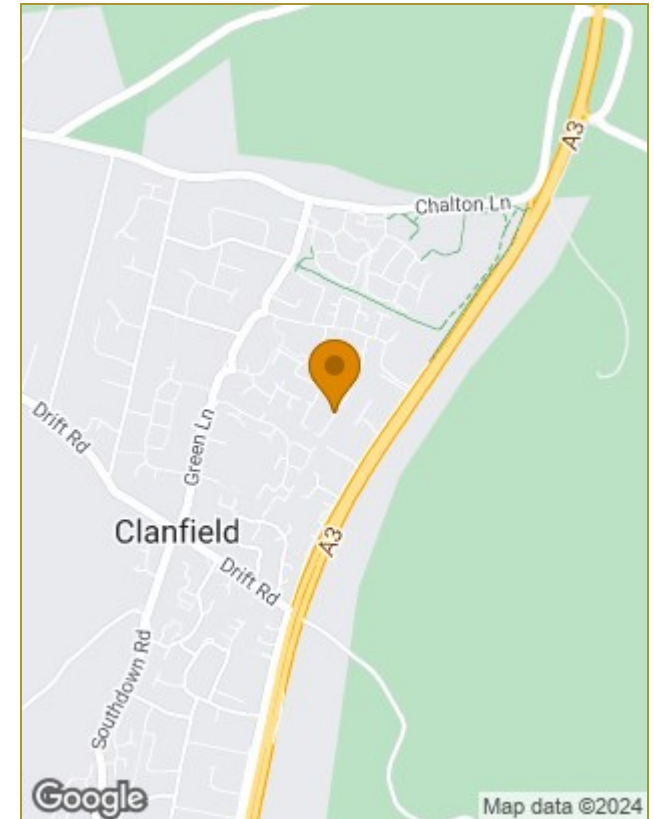


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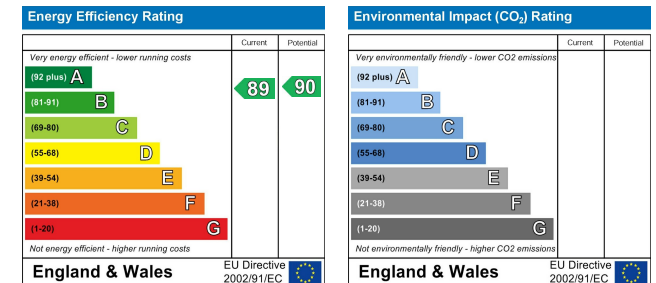
Floor Plans



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.