



**15 Claypole Mead, Pewsham, SN15 3GW**

**£439,950**

Set back from the road, overlooking an open green with South facing rear garden this detached family home has much to offer. On the ground floor there are two reception rooms, conservatory, kitchen/breakfast room with separate utility room and cloakroom. On the first floor four bedrooms with an en-suite shower room to the main and family bathroom. The garage is divided into an office space with stable door and area of storage with up and over door. Offered for sale with NO ONWARD CHAIN.



### **Entrance Hall**

Double glazed window to the front, radiator, wood flooring, under stairs storage, doors to the cloakroom, lounge and kitchen/breakfast room along with stairs to the first floor.

### **Cloakroom**

Toilet, wash hand basin, radiator and tiled floor.

### **Lounge 16'01" x 11'03" (4.90m x 3.43m)**



Two double glazed windows to the front, double doors to the rear leading in to the dining room, two radiators and gas fire with surround.



### **Dining Room 11'03" x 9'10" (3.43m x 3.00m)**



Double glazed French doors to the conservatory, radiator and door to the kitchen/dining room.

### **Conservatory 11'10" x 9'09" (3.61m x 2.97m)**



Double glazed windows and double glazed glass roof, laminate floor and double glazed French doors to the garden.

**Kitchen/Breakfast Room 14'02" x 9'08"**  
**(4.32m x 2.95m)**



Two double glazed windows to the rear, tiled floor, range of floor and wall mounted units, ceramic sink and drainer, gas hob, extractor fan, double electric ovens, dishwasher, fridge/freezer and opening to the utility room.

**Utility Room 6'06" x 5'01" (1.98m x 1.55m)**



Double glazed stable door to the side, radiator, tiled floor, stainless steel sink, washing machine, tumble dryer and wall mounted gas fired boiler.

**Landing**

Loft access, airing cupboard, doors to all bedrooms and the bathroom.

**Bedroom One 17'06" x 11'09" (5.33m x 3.58m )**



Three double glazed windows to the front, radiator, two double wardrobes , storage cupboard and door to the en suite.







**Bedroom Two 12'03" x 9'10" (3.73m x 3.00m)**



Double glazed window to the rear, radiator and wardrobe.

**En Suite 8'02" x 5'04" (2.49m x 1.63m)**



Double glazed window to the front, radiator, toilet, wash hand basin, shower cubicle and bidet.

**Bedroom Three 8'11" x 7'11" (2.72m x 2.41m)**



Double glazed window to the rear, radiator and fitted bedroom furniture.

**Bedroom Four 8'11" x 7'07" (2.72m x 2.31m)**



Double glazed window to the rear and radiator.

**Bathroom 8'01" x 6'11" (2.46m x 2.11m)**



Double glazed window to the side, radiator, wash hand basin, toilet, bath with shower screen and shower attachment.

**Garage Store**

Up and over door to the front, power and light

**Garage Office**



Double glazed stable door to the side, power and light, carpeted with fitted storage and desk, internal window to the front.

**Gardens**



The rear garden is south facing, laid to patio and lawn with summerhouse/workshop, shed store, outside tap and gated side access.



## Driveway



Providing parking for at least three cars in front of the property.

## Tenure

We are advised by the .Gov website that the property is freehold.

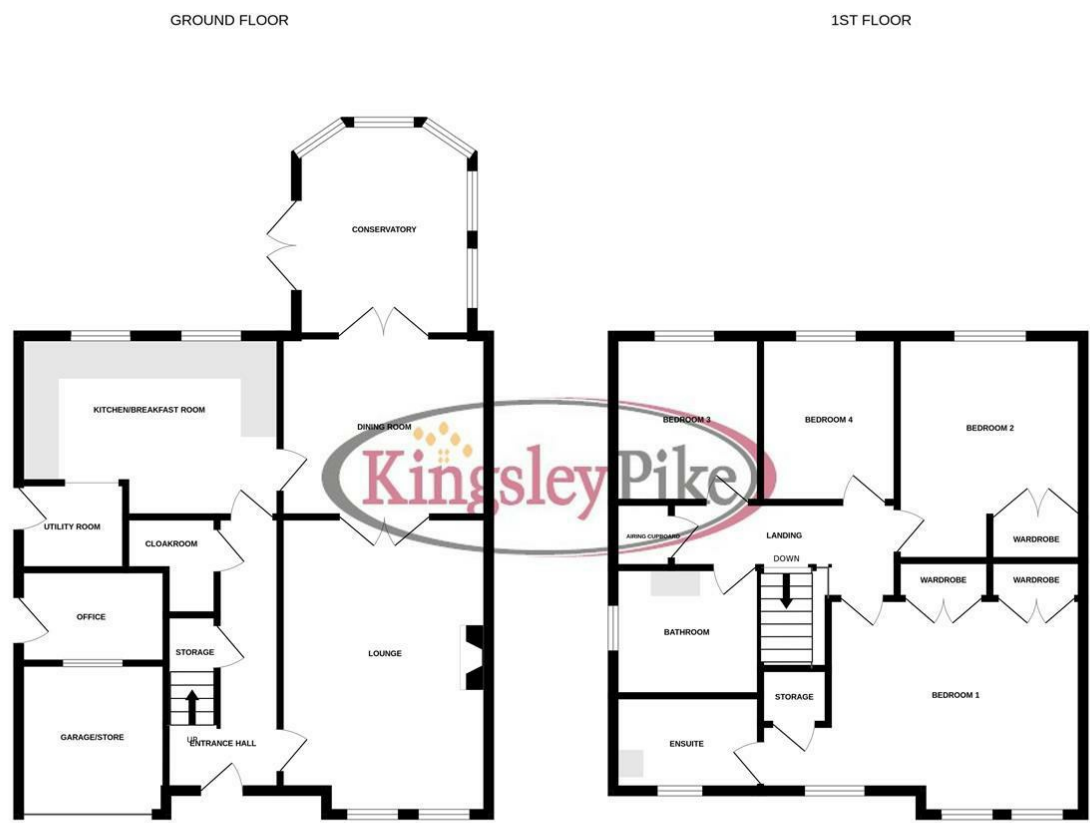
## Council Tax

We are advised by the .Gov website that the property is band E.

## Agents Notes

The sellers have included the white goods in the sale and leave these in good faith and believe all are in working order as of now. Should these items fail to work or not be in working condition they will not offer replacements or cover the cost of repair.

Floor Plan



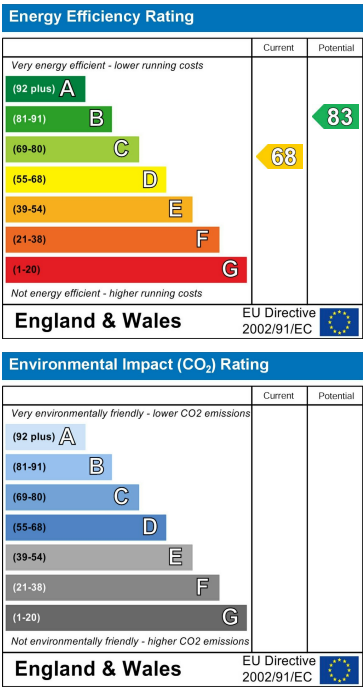
4 BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.