



**Laburnum Cottage, Main Street, Clanfield**



## Laburnum Cottage

A charming three-bedroom detached home located in the popular village of Clanfield within walking distance of all village amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A charming three-bedroom detached home which has been extended and much improved by the current owners.
- Open plan kitchen/dining room with granite worktops, Kettle boiling water tap and integrated appliances plus french doors leading to the westerly-facing rear garden.
- Formal sitting room with triple aspect windows and log burner.
- Master bedroom with stylish ensuite shower room.
- Off street parking for two cars.
- Beautifully landscaped front and rear gardens.





Approximate Gross Internal Area  
Ground Floor = 62.5 sq m / 673 sq ft  
First Floor = 45.1 sq m / 485 sq ft  
Total = 107.6 sq m / 1,158 sq ft

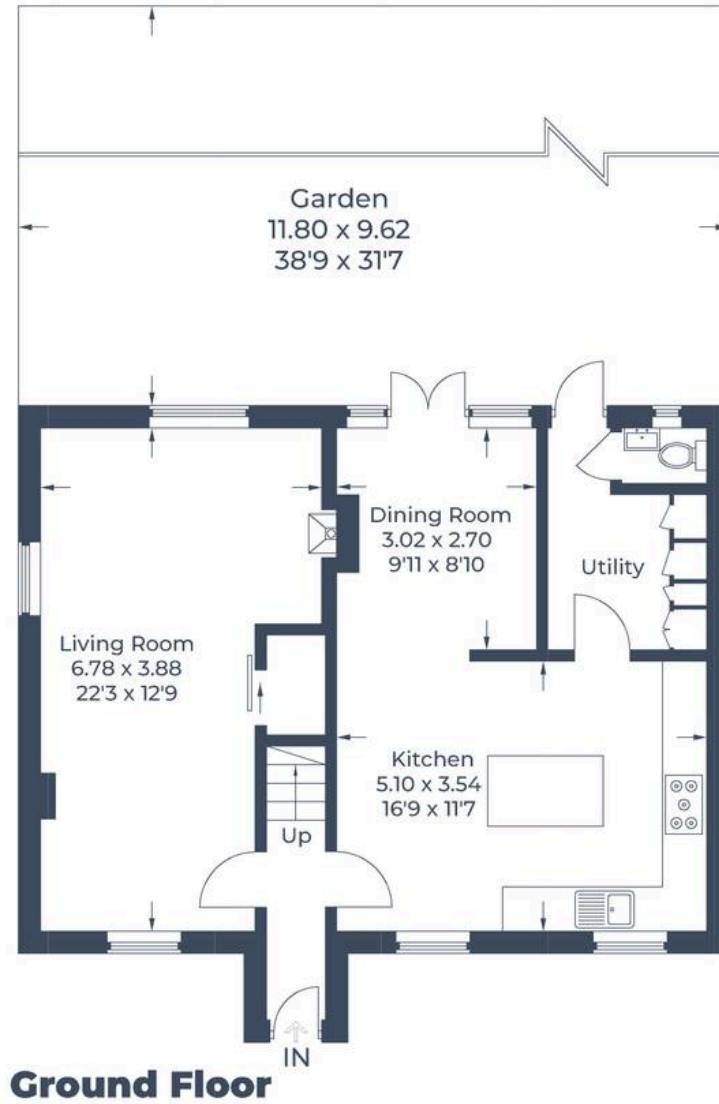


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measurements are approximate, not to scale.  
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