

STEVE GRANTHAM
BESPOKE ESTATE AGENT

31 Evelegh Road, Farlington, PO6 1DJ

£625,000

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31 Evelegh Road

Farlington, PO6 1DJ

- IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME
- ELEVATED RESIDENTIAL POSITION
- STUNNING SUN ROOM WITH GLAZED ROOF LANTERN
- GENEROUS ESTABLISHED REAR GARDEN WITH OUTBUILDINGS
- SOUGHT-AFTER FARLINGTON/DRAYTON BORDERS
- SUPERB EXTENDED OPEN-PLAN KITCHEN/FAMILY ROOM
- SEPARATE SITTING ROOM AND HOME OFFICE/STUDY
- AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES

Occupying an elevated position on the sought-after Farlington/Drayton borders, this impressive four-bedroom detached family home offers spacious, extended accommodation, a superb open-plan kitchen/family room, separate study, generous rear garden and ample off-road parking.





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Occupying an elevated position on the highly regarded Farlington and Drayton borders, this attractive and substantially extended four-bedroom detached family home offers an excellent balance of spacious, versatile accommodation, contemporary finishes and traditional character. Beautifully presented throughout, the property provides approximately 1,668 sq ft of internal accommodation, complemented by a generous rear garden, ample off-road parking and useful outbuildings.

Approached via a generous block-paved driveway providing off-road parking for several vehicles, the property enjoys an attractive frontage with established planting and a welcoming entrance.

Upon entering, the hallway provides access to the principal ground-floor accommodation. To the front of the property is a charming sitting room, featuring an attractive bay window that floods the room with natural light, a feature fireplace and ample space for comfortable seating. This inviting reception room offers a more traditional setting in which to relax, away from the main family living areas.

Also located on the ground floor is a separate study, providing an ideal space for those working from home, a children's playroom or an additional reception room, depending on individual requirements.

Undoubtedly one of the property's standout features is the superb extended kitchen, dining and family room. This impressive space has been designed with both everyday family living and entertaining in mind, offering generous proportions and a wonderful sense of openness.

The contemporary kitchen is fitted with an extensive range of sleek, high-gloss white units, complemented by attractive work surfaces, integrated cooking appliances and plentiful storage. The adjoining family area provides ample room for relaxed seating, creating a sociable environment where cooking, dining and family life can come together.

Flowing naturally from this space is the stunning rear sun room, a particularly impressive addition featuring a large glazed roof lantern and an extensive arrangement of windows and French doors overlooking the garden. The abundance of natural light, combined with the attractive outlook, creates a bright and welcoming setting for dining, entertaining or simply enjoying the garden throughout the seasons. The French doors provide a seamless connection between the indoor accommodation and the outside space, particularly appealing during the warmer months.

A useful boot room provides additional practicality, while a ground-floor cloakroom completes the accommodation on this level.

To the first floor, a central landing provides access to four bedrooms and the family bathroom.

Bedroom one is a particularly generous double room, positioned to the front of the property and benefiting from a large window, allowing plenty of natural light. Bedrooms two and three are also well-proportioned doubles, while bedroom four offers flexibility as a child's bedroom, nursery, dressing room or further home office.


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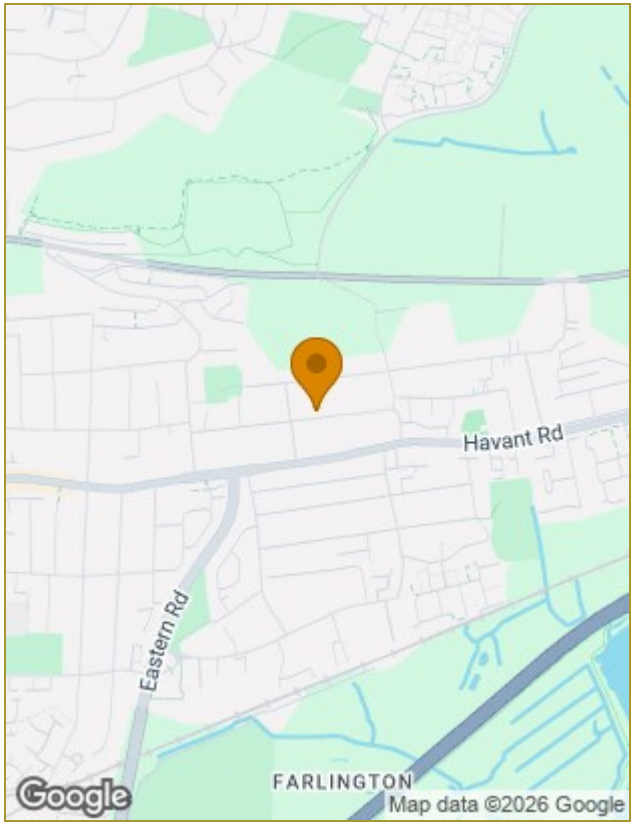


Floor Plans

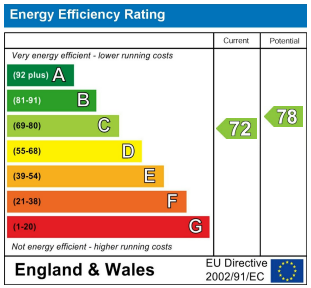


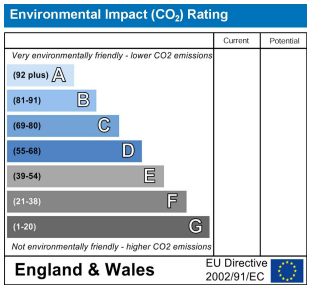
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Location Map



Energy Performance Graph





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32a Drift Road, Clanfield, PO8 0JL

Tel: 02393 090015 Email: steve@stevegranthambespoke.co.uk https://www.stevegranthambespoke.co.uk

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BESPOKE ESTATE AGENT