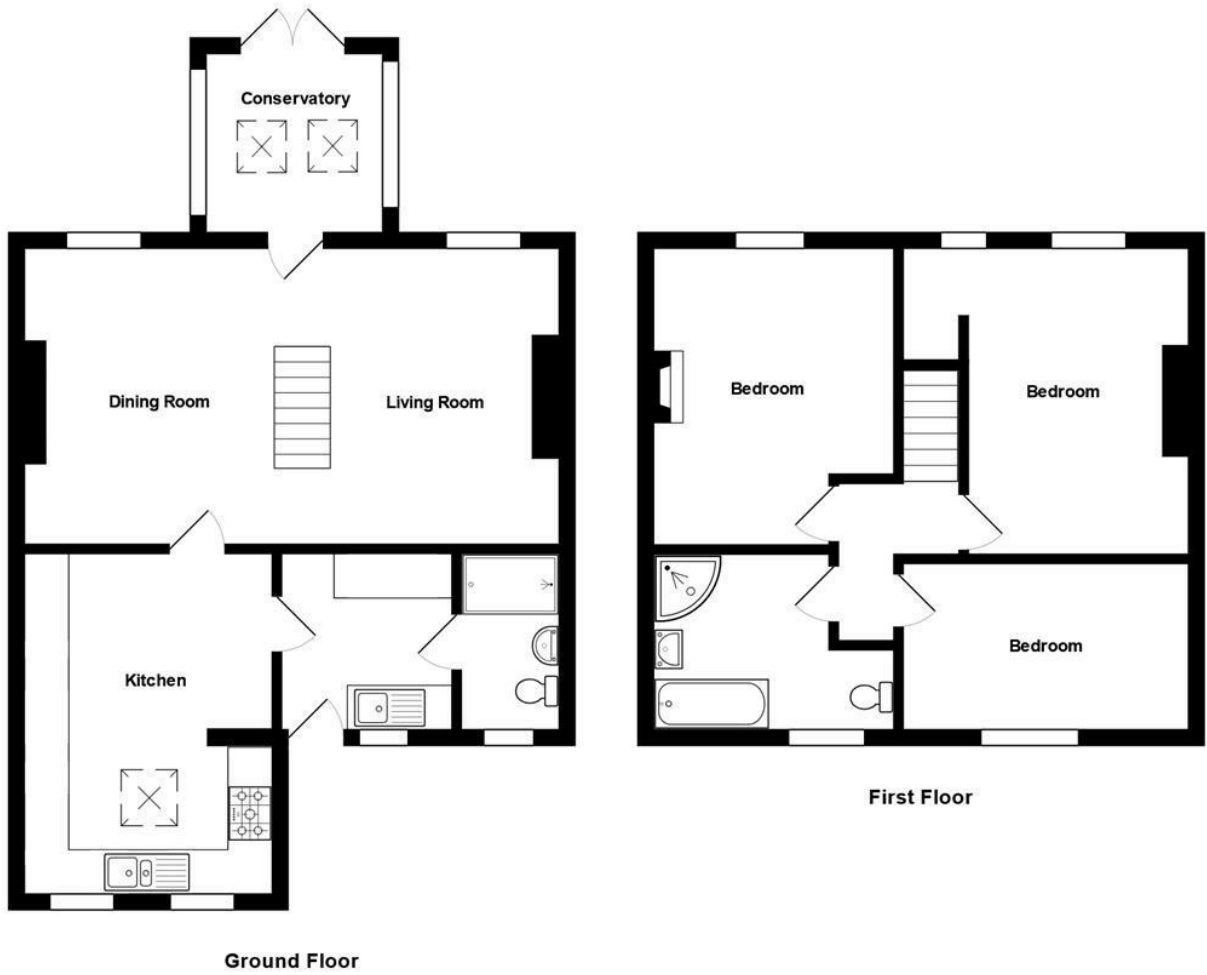
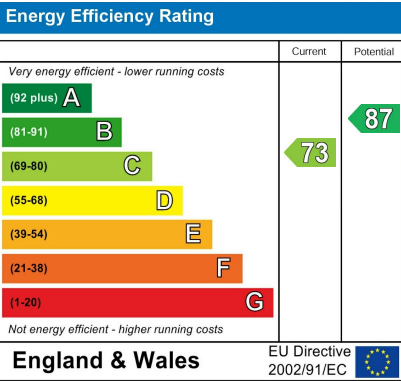




Total Area: 113.7 m² ... 1224 ft²
All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 01225 400400 email: saltford@daviesandway.com

31 Maynard Terrace, Clutton, Bristol, BS39 5PW



Offers In Excess Of £450,000

A superb double fronted Victorian cottage in a much sought after location with a large gardens and views across open countryside.

- Beautifully appointed accommodation presented to the highest of standards
- Highly sought after location with immediate access to country walks
- Garden Room
- Open plan living & dining room
- Refitted kitchen/breakfast room with built in appliances
- Separate utility room and downstairs shower room
- 3 Double bedrooms
- Luxurious family bathroom
- Large gardens to front & rear with timber studio
- Ample off street parking with scope to build garaging



31 Maynard Terrace, Clutton, Bristol, BS39 5PW

This well proportioned double fronted Victorian family home has been extensively refurbished by the present owners and is presented to the market in immaculate order with neutral décor throughout and an abundance of luxury features.

On the ground floor, the accommodation is approached from the front through an extensively glazed garden room leading to a large open plan living and dining room running the full width of the property with the rooms divided by a central staircase leading to the first floor. The living room has a feature wood burning stove and there are two sash windows to the front aspect overlooking the garden. At the rear of the property is a luxury fitted kitchen/breakfast room with a range of built-in appliances and contemporary units, a separate utility room with a door to outside and a well-appointed ground floor shower room.

On the first floor there are three double bedrooms and a luxury bathroom. The forward facing rooms enjoy views across open countryside while those at the rear overlook the large garden. Outside, to the front of the property is an enclosed private garden with a gravelled terrace, ideal for outdoor entertaining in the summer months. The rear garden is extensive, providing ample off street parking with a timber garden studio to one side, beyond which a more formal area of garden is laid predominantly to lawn and is over 100ft deep bordering open countryside.

Clutton is a popular village location on the edge of the Chew Valley easily accessible to the Mendip Hills. It is well placed for commuting being approximately 9 miles from Bristol and Bath and 11 miles from Wells. It has a public house, primary school and church with other facilities available in the nearby villages of Temple Cloud and High Littleton. Maynard Terrace has a rural feel and enjoys immediate access to countryside walks and is close to the beautiful Greyfield Woods and provides the perfect location for those wanting to get away from urban life within a thriving village community yet still retaining easy access to Bristol and Bath.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

GARDEN ROOM 2.49m x 2.14m (8'2" x 7'0")

Built in brick with a tiled roof. Full height double glazed side windows and a vaulted ceiling with two double glazed Velux windows and double glazed French doors to the front garden. Glazed door to

OPEN PLAN LIVING/DINING ROOM 7.47m x 4.10m (24'6" x 13'5")

Divided by a staircase rising to to the first floor with feature stainless steel balustrading. Ceiling mounted downlighters and vertical radiators, two double glazed sash windows to the front aspect with plantation shutters. The living area has a fireplace with granite hearth and a wood burning stove.

KITCHEN/BREAKFAST ROOM 4.710m x 3.44m (15'5" x 11'3")

Two double glazed windows to rear aspect. Part vaulted ceiling with double glazed Velux window, ceiling mounted downlighters and vertical radiator. The kitchen has been refitted and is furnished with an excellent range of modern wall and floor units providing drawer and cupboard storage space with contrasting worksurfaces and upstands. Inset stainless steel one and quarter bowl sink with filter and hot water tap. Five ring gas Rangemaster cooker with canopied extractor hood above, integrated Bosch dishwasher, larder fridge and integrated freezer. Integrated microwave, breakfast bar and dining space.

UTILITY ROOM 2.79m x 2.32m (9'1" x 7'7")

Double glazed door to outside and double glazed window to rear aspect. Vertical radiator. Fitted units and worksurfaces (to match the kitchen) inset stainless steel sink with mixer tap. Plumbing for washing machine and space for tumble dryer. Cupboard containing Worcester gas fired combination boiler.

SHOWER ROOM

Double glazed window to rear aspect. Luxury white suite with chrome finished fittings comprising WC with concealed cistern, wash basin with mixer tap and tiled splashback and cupboard beneath, double width fully tiled shower enclosure with Mira Sport shower. Extractor fan, ceiling mounted downlighters. Heated towel rail.

FIRST FLOOR

LANDING

BEDROOM 4.12m x 3.09m (13'6" x 10'1")

Double glazed sash window to front aspect with plantation shutters and views across open countryside. Radiator, useful storage recess (excluded from measurements).

BEDROOM 4.12m x 3.42m (13'6" x 11'2")

Double glazed sash window to front aspect with plantation shutters enjoying views across open countryside. Radiator, pretty period fireplace.

BEDROOM 4.09m x 2.29m (13'5" x 7'6")

Double glazed window overlooking the rear garden. Radiator.

BATHROOM 2.40m x 2.08m (to max) (7'10" x 6'9" (to max))

Double glazed window to rear aspect, access to roof space. This is a superb bathroom fitted with a quality suite and extensively tiled surrounds. WC with concealed cistern, bath with mixer tap and wall hung wash basin with cupboard beneath, large corner shower enclosure with rain head and hand held shower fittings. Vertical radiator, ceiling mounted downlighters.

OUTSIDE

FRONT GARDEN 12m x 7.10m (39'4" x 23'3")

An enclosed level sun trap south facing garden with a gate to the front with a central gravelled flagstone pathway flanked by lawn with hedging and shrub borders. Immediately to the front of the property is a gravelled terrace with outside power providing an ideal area for alfresco dining.

REAR GARDEN 30m x 7.50m (98'5" x 24'7")

There is a vehicular right of way immediate to the rear of the property serving other properties in the terrace with the garden beyond. Immediately adjacent to the access is an extensive tarmacadam parking area providing off street parking for multiple vehicles with an adjacent

TIMBER STUDIO 3.88m x 3.26m (12'8" x 10'8")

Power and light.

A gated fence leads to a more formal area of garden which has a slate chip pathway and level lawn with shrubs and trees. At the far end of the plot is a terrace formed by timber sleepers with slate chips and a shrubbery area.

TENURE

Freehold, subject to a vehicular and pedestrian right of way.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property is situated in an area of historic coal mining for which it is recommended a mining report should be obtained.

All mains services connected.

Ultrafast 1000Mbps broadband available. Source - Ofcom.

Mobile voice & data coverage likely available externally via EE, Three, O2 & Vodafone. Source - Ofcom.

