

Waterworks House Chapel Lane Claverham BS49 4LT

£775,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1307 sq ft



BEDROOMS
3



RECEPTION ROOMS
4



BATHROOMS
2



WARMTH
uPVC double glazing and oil
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING
E



COUNCIL TAX BAND
D

An elegant Edwardian period home with impressive accommodation and a garden that will inspire and leave you in awe – Waterworks House is a charming extended family home, set in substantial grounds in excess of 0.8 of an acre. This delightful property has remained under the current ownership for almost 25 years, where the property has been lovingly modernised whilst remaining sympathetic to its period and setting.

Accessed via the entrance hall with oak doors to all principal rooms, the ground floor enjoys a plethora of light and airy living accommodation, with separate sitting room which is open to the formal dining area, with its log burning fire and French doors opening to the substantial conservatory. The recently refurbished kitchen benefits from a range of quality fittings, with composite granite work surface and is open to the breakfast area, ideal for dining whilst enjoying the view over the gardens, and has been cleverly fitted with a selection of matching wall and base units to maximise on storage. Further ground floor accommodation includes separate utility and wc shower room. Upstairs benefits from three bedrooms and family bathroom.

Outside the property enjoys a substantial plot measuring in excess of 0.8 of an acre, with a selection of well established gardens and an exceptional array of mature flowers, shrubs, evergreens and trees, a gardener's dream. There is a variety of seating areas within the grounds to enjoy, including the patio that leads directly from the conservatory, perfect for those who wish to make the most of the sun during the warmer months, plus shaded areas under the pergola with its breathtaking Wisteria. Off street parking is available for numerous vehicles, with an area laid to decorative stone which leads to the detached double garage, with secure gates providing access. Beyond these gates is the private gated access, with an additional lawned garden, perfect for children's games to one side and fields to the other.

Waterworks House is situated at the end of Chapel Lane, where you are able to enjoy being surrounded by rural countryside without any sense of being isolated, with the village of Claverham being only a short walk away. Claverham is a great commuter village, situated in an excellent position to take advantage of the commuter base for Bristol and Weston Super Mare. There are mainline railway stations at both Yatton and Backwell, and with the A370 just down the road, Bristol City Centre and the M5 Motorway network are only a short drive. The local primary school, Court De Wyck, is within a short walk, whilst falling within the catchment of the highly popular Backwell Secondary School.







EDWARDIAN RESIDENCE SITUATED WITHIN 0.8 OF AN ACRE ON THE FRINGES OF CLAVERHAM



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Beautiful countryside walks

Court De Wyck Primary School & Backwell
Secondary School catchment area

Claverham Village Hall & Tannery Bar

Stepping Stones Community Pre-School

Commuting to Bristol City Centre



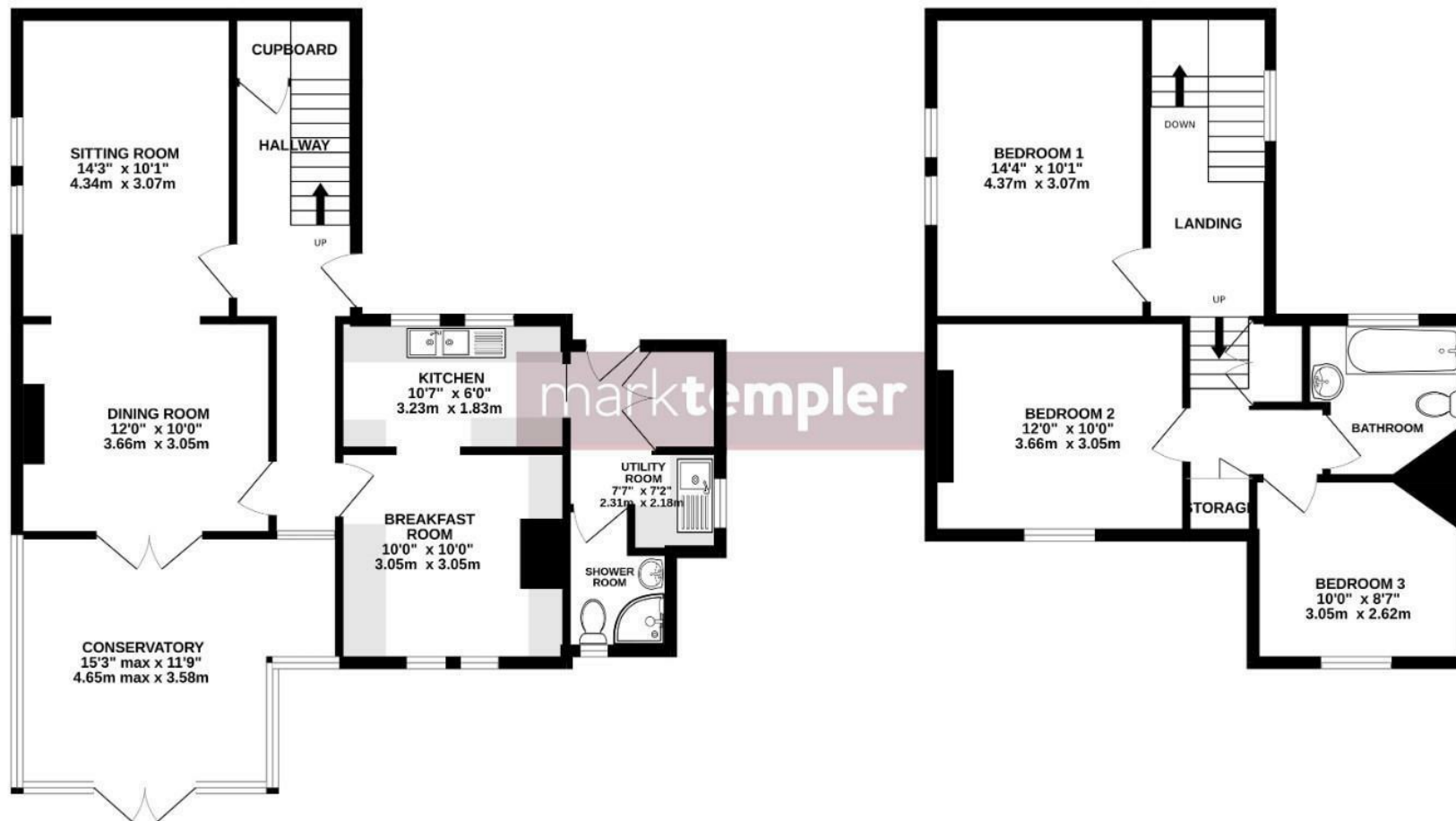
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GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.5 sq.m.) approx.

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.

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