

Fair Meadows Streamcross Claverham BS49 4QA

£625,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1511.90 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Double glazing and electric heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
G



COUNCIL TAX BAND
E

A charming 1950s detached house and additional paddock, set in an idyllic rural position on Streamcross within the village of Claverham – Fair Meadows is being presented to the market for the first time and offers a rare opportunity to create a spectacular home. Set in grounds in the region of 1/3 of an acre of beautiful mature gardens that wrap around the property, with the added bonus of a separate paddock that offers the possibility of independent access. The property is also offered to the market with no onward chain.

The internal accommodation is accessed via a central entrance hall with a reception room to each side, both with dual aspect and flooded with natural light. The sitting room is to the left while the dining room is to the right, and opens into the kitchen at the rear of the property. An inner hallway provides access to a shower room and conservatory that affords glorious views over the rear garden and paddock beyond. Upstairs, the light and airy landing allows access to three double bedrooms and a family bathroom.

The outside space of this fabulous dwelling is the crowning jewel. Fair Meadows occupies a substantial plot measuring in the region of 1/3 of an acre, with a selection of well-established gardens encompassing the property with an exceptional array of mature flowers, shrubs, evergreens, and trees, along with a potting shed and greenhouse in situ, making this a gardener's dream. The grounds boast a variety of different gardens to the front, side and rear. Included with the property is an additional paddock that is accessed via a gate to the rear of the garden, and also has the potential for independent access from Streamcross. A gated driveway provides parking for three vehicles and leads to a detached garage that boasts power, light, and an electric roller shutter door.

Fair Meadows is situated on the highly popular Streamcross, 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.







Substantial three bedroom detached house set in approximately 1/3 acre with an additional paddock



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

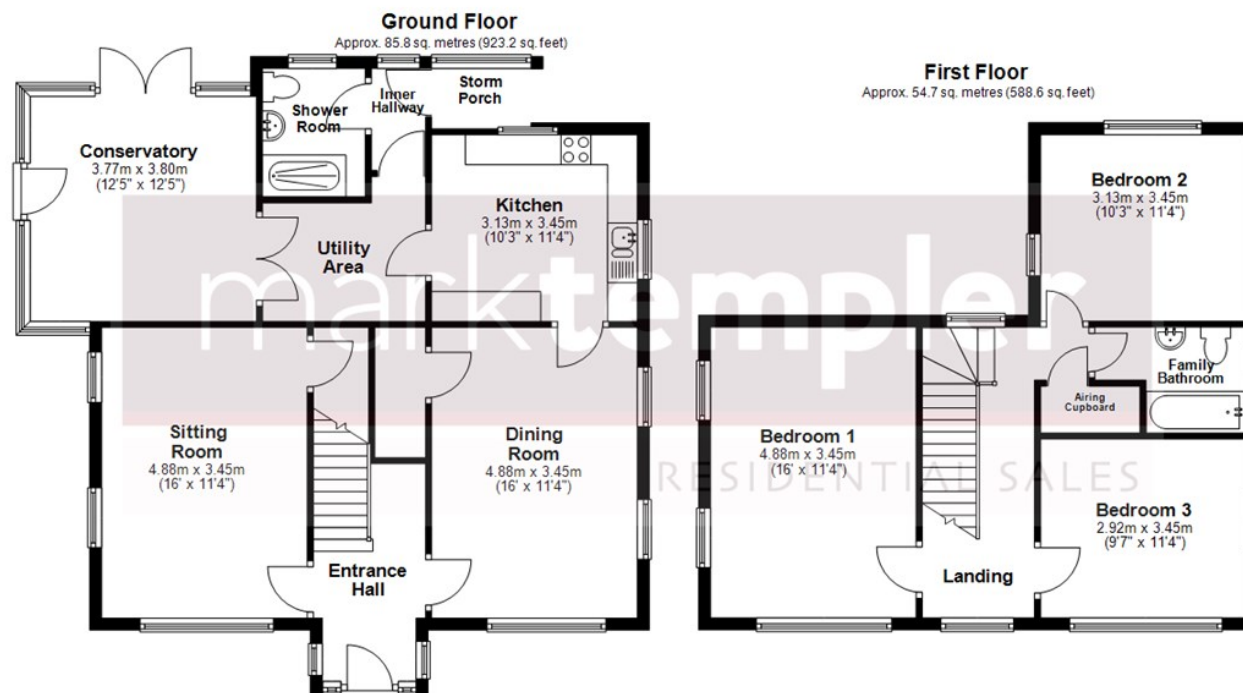
Stepping Stones Community Pre-School

Easy commuting to Bristol City Centre



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Total area: approx. 140.5 sq. metres (1511.9 sq. feet)

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.
Plan produced using PlanUp.