

40 Mayors Road Claverham BS49 4GG

£685,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1675.50 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
3



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
A



COUNCIL TAX BAND  
F



A rare opportunity to acquire this individually designed and beautifully presented four bedroom detached family home, situated in the highly regarded Court de Wyck development in the heart of Claverham. Built by Newland Homes, Wyck Barn is a one-of-a-kind property combining architectural individuality with modern efficiency, boasting energy efficiency and solar panels that generate free electricity, ideal for the environmentally conscious homeowner. The home is accessed via a welcoming central entrance hall that sets the tone for the tasteful and contemporary décor found throughout. To the front of the property is a versatile study, currently used as a home gym, offering flexibility for remote working or leisure. The light and airy sitting room is a standout feature, enjoying a dual aspect and French doors that open directly onto the side garden. The heart of the home is undoubtedly the exceptional open-plan kitchen dining family room, a space designed for modern living and entertaining. The kitchen is fitted with a comprehensive range of sleek wall and base cabinets, topped with luxurious Silestone work surfaces and centred around a large island breakfast bar. Boasting a high specification with integrated appliances to include a Neff 'hide and slide' oven, Neff combination microwave and grill, Neff five-ring induction hob, Bosch full-height fridge and a Quooker boiling water tap, all complemented by Amtico flooring that adds warmth and character. The adjoining dining and family areas are flooded with natural light and provide ample space for both relaxed family meals and formal entertaining with French doors opening to the rear garden, creating a seamless connection between indoor and outdoor living. A separate utility room and a well-appointed cloakroom complete the ground floor accommodation.

Upstairs, a spacious and bright landing leads to four generously proportioned double bedrooms, each thoughtfully designed to offer comfort and privacy. The principal bedroom benefits from a luxurious en-suite shower room and a walk-in dressing room, providing a private retreat. A second double bedroom also enjoys the convenience of an en-suite, while the remaining two bedrooms are served by a stylish family bathroom fitted with a modern white suite, including a panelled bath with independent shower over, low-level WC and wash hand basin with tasteful tiling to splash-prone areas. Ample storage is provided by built-in cupboards on the landing, ensuring the home remains clutter-free and practical for family life.

Externally, the property enjoys a generous and beautifully landscaped plot, with gardens that wrap around both sides and to the rear of the home. Enclosed by a combination of brick walling, feather-edged fencing and secure gates, the garden offers a safe and private haven for children and pets. The gardens are predominantly laid to manicured lawn, interspersed with a variety of raised planted beds filled with mature shrubs and colourful flowers that provide year-round interest. A paved patio area adjacent to the house is perfect for al fresco dining and summer entertaining. A block-paved driveway provides ample off-street parking and is accessed via a sliding gate, offering both convenience and security. There is also potential to construct a double garage (subject to planning permissions) making this an ideal home for those seeking additional storage or workshop space.

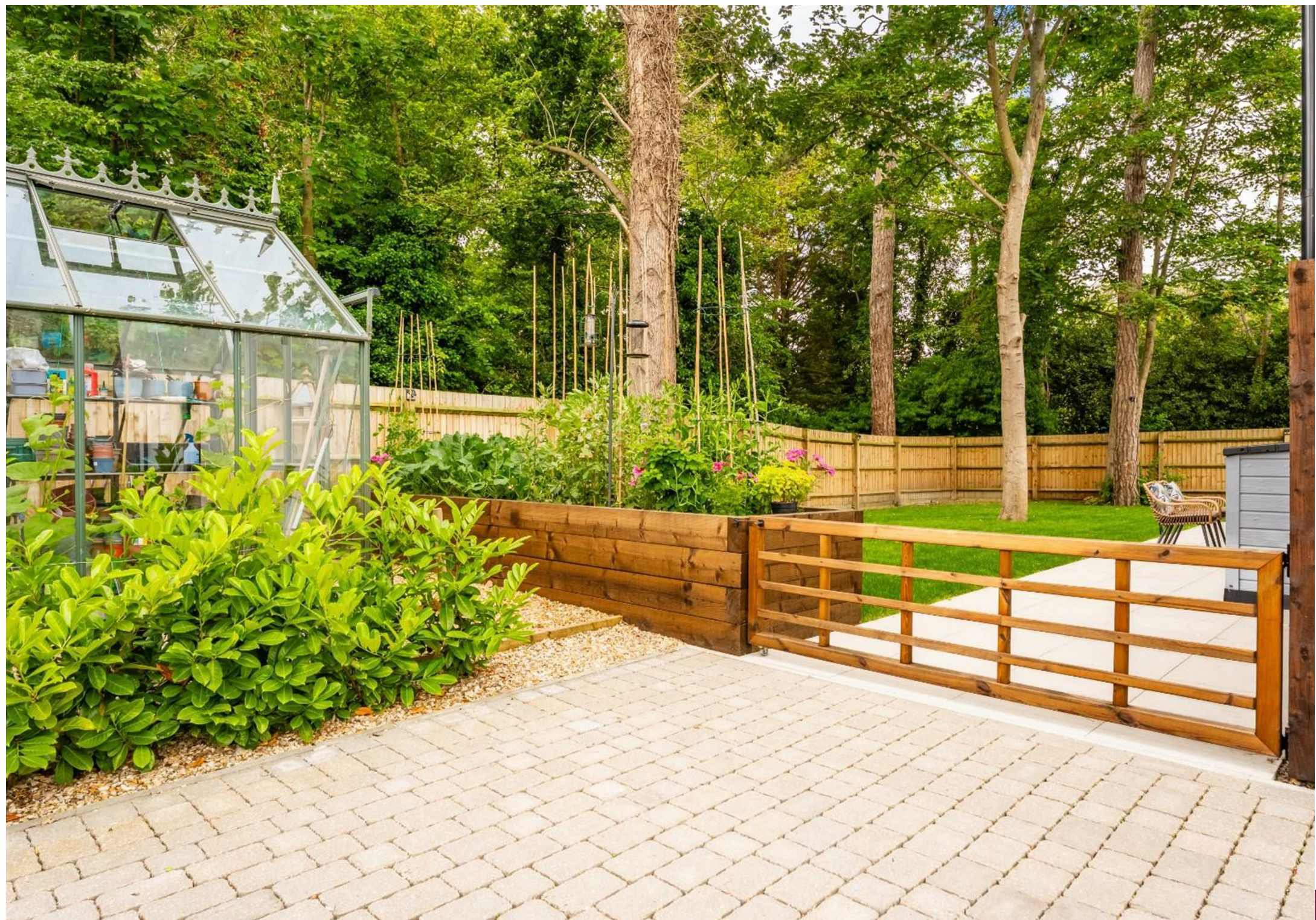
Situated within the highly popular Court de Wyck development in the village of Claverham which is a great commuter village and excellently placed to take advantage of the commuter base for Bristol & Weston Super Mare. There are mainline railway stations at both Yatton & Backwell with the A370 just down the road. Bristol City Centre & the M5 Motorway network are only a short drive. The popular local primary school is just a short walk away & secondary education is serviced at Backwell with transport provided. A delightful family friendly village with a charming sense of community, surrounded by local countryside ideal for dog walks.













## Exceptional modern family home in Claverham's popular Court de Wyck development

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### 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.

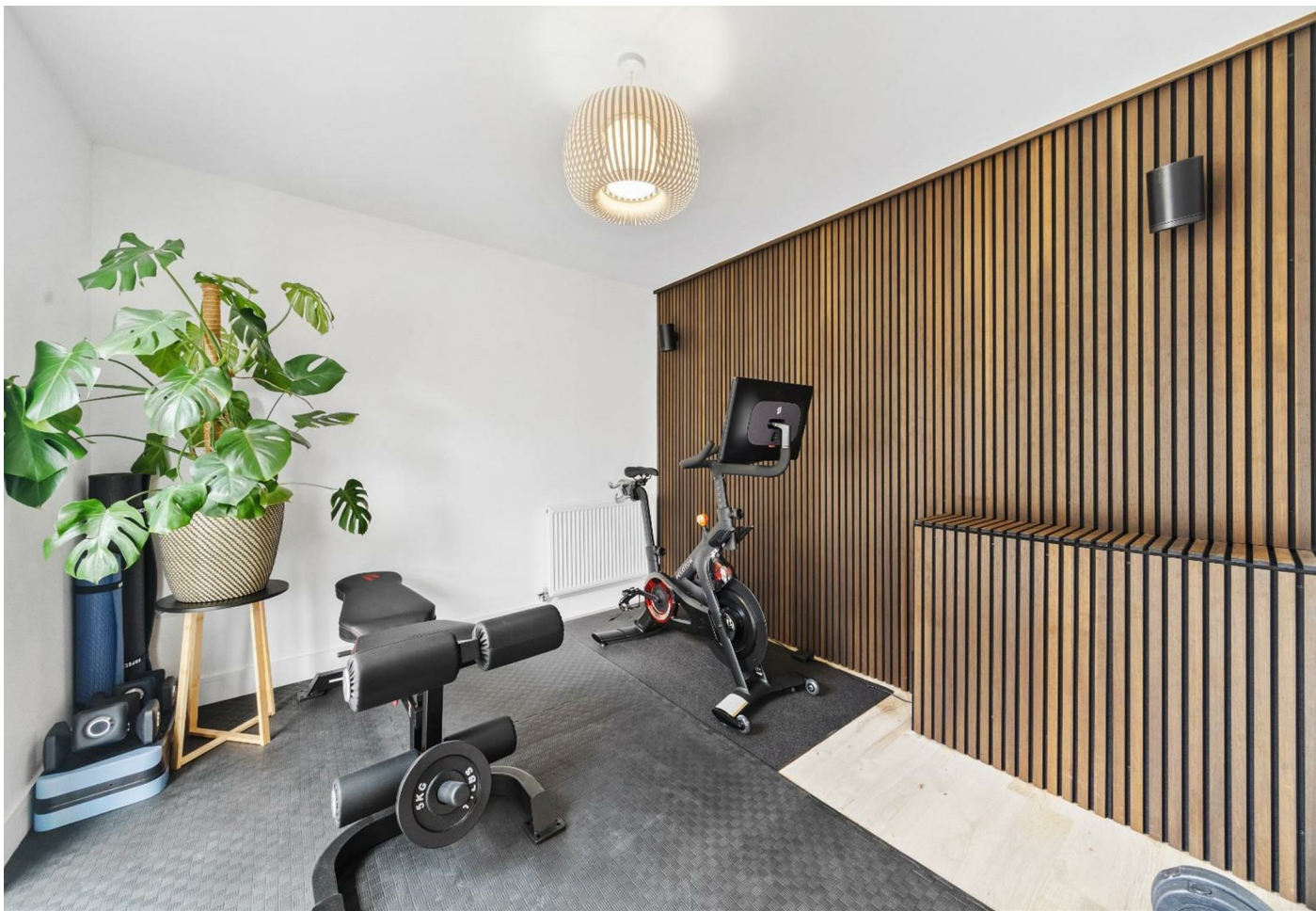
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we 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...

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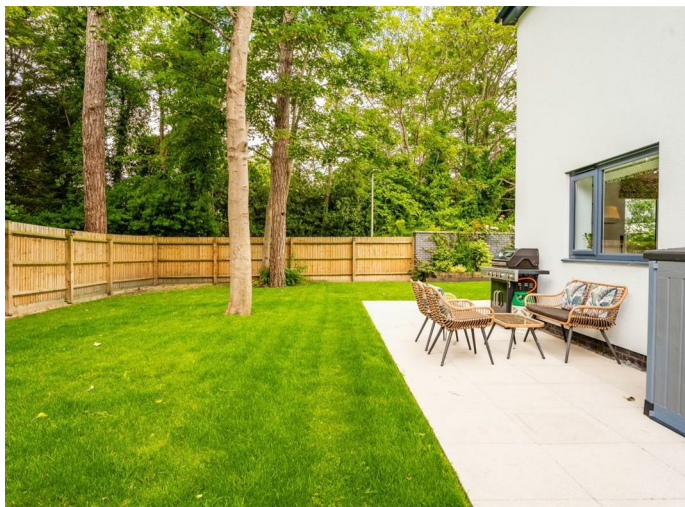
Beautiful countryside walks

Court De Wyck Primary School & Backwell  
Secondary School catchment area

Claverham Village Hall & Tannery Bar

Stepping Stones Community Pre-School

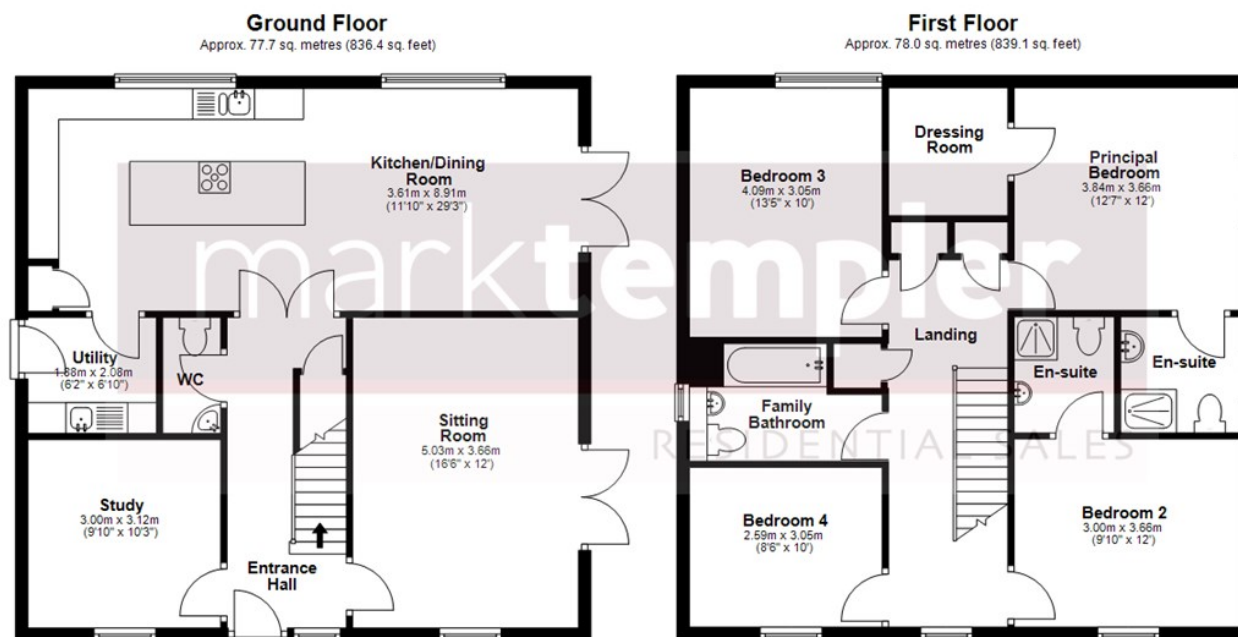
Easy commuting to Bristol City Centre



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**Total area: approx. 155.7 sq. metres (1675.5 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.