

51A Claverham Road Yatton BS49 4LD

£425,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1256.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street for two



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
E

Tucked away within an exclusive development of just four tastefully designed homes, offering a rare opportunity to secure a modern yet characterful detached family home in the heart of this charming North Somerset village - 51A Claverham Road, constructed by the highly regarded local developer, Voisey Homes in 2014, the house blends traditional craftsmanship with contemporary style, with its handsome natural stone frontage giving an immediate sense of quality and permanence. Inside, the accommodation has been carefully considered to suit both family life and entertaining. A welcoming entrance hall flows into the sitting room at the front of the property, a peaceful retreat with three windows drawing in natural light. To the rear lies the true centrepiece of the home, a superb open plan kitchen and dining room, beautifully fitted with quartz style work surfaces, a full range of integrated appliances, and a striking island, perfect for gathering with friends or family. Twin sets of French doors create an effortless connection to the garden, filling the space with sunshine and inviting the outdoors in. Practicality is not forgotten, with a downstairs cloakroom and excellent storage. Upstairs, the generous landing could double as a study or reading nook, leading to four well-proportioned bedrooms. The principal bedroom enjoys a stylish ensuite shower room, while the family bathroom is equally impressive, finished with full tiling, modern sanitaryware, and a panelled bath with independent shower over the bath. The home is as efficient as it is stylish, with thermal solar panels providing a valuable boost to household hot water and heating.

The exterior of the property is every bit as appealing as the inside, creating an overall lifestyle package that will delight buyers seeking both comfort and convenience. The rear garden is a private sanctuary, bordered by feather-edge fencing and established planting that softens the boundaries. Predominantly laid to lawn, it provides ample room for children to play, while the patio is perfect for alfresco dining on warm evenings. A large, secure shed offers practical storage for bikes, tools or garden furniture. To the front, the property is equally well presented, with off-street parking for two vehicles framed by low-maintenance planting, all contributing to the home's welcoming kerb appeal.

Claverham itself is a village that embodies the best of country living while remaining remarkably well connected. Nestled amid rolling countryside, residents enjoy a wealth of local walks, with footpaths meandering towards Cadbury Hill, Henley Lane, and beyond. The thriving village hall hosts a variety of clubs, events, and even its own bar, fostering a true sense of community. Families will find an excellent primary school within walking distance, with secondary education available nearby in Backwell. Just minutes away, Yatton provides a wide range of amenities including shops, nurseries, and a mainline railway station offering swift access to Bristol, Weston-super-Mare, and London Paddington in under two hours. The M5 motorway can also be reached in a short drive, opening up the wider region with ease. All of this makes 51A Claverham Road more than just a house—it is a welcoming, energy-efficient family home in a sought-after village setting, offering the perfect balance between rural charm and modern convenience.







Beautiful family home ideally situated in 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...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



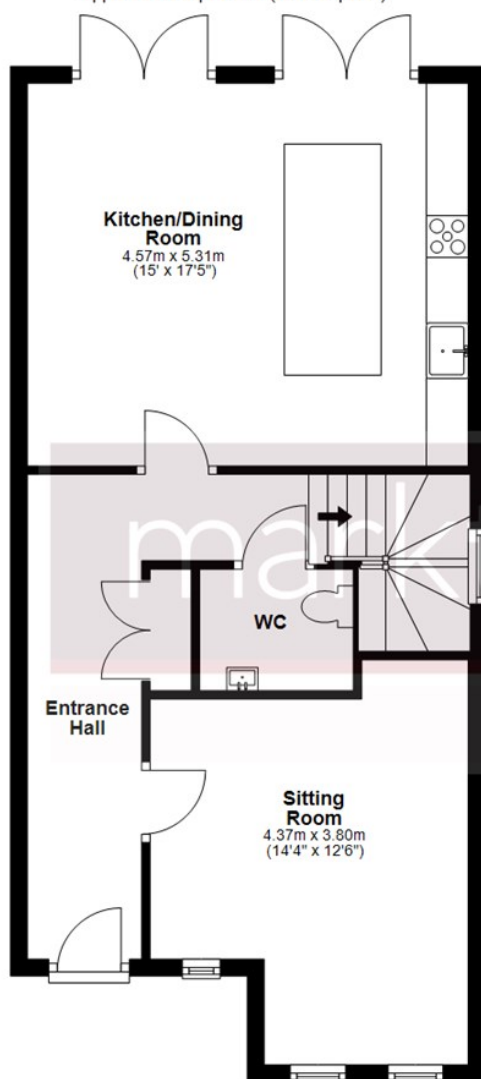
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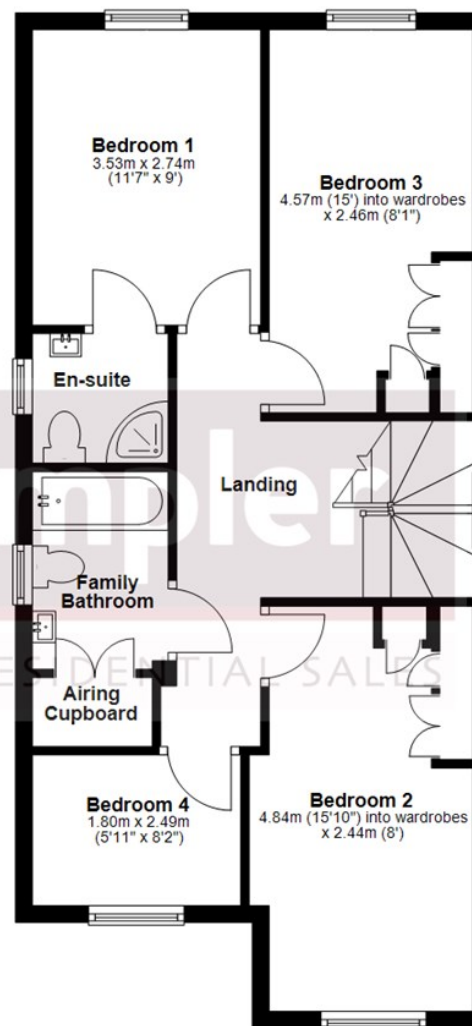
Ground Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



Total area: approx. 116.7 sq. metres (1256.0 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 misstatement. 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.