



Orchard View, Clapton Lane, Clapton, Ston Easton, BA3 4EB



## Orchard View, Clapton Lane, Clapton, Ston Easton, BA3 4EB

- Grade II Property Full of Charm
- High Specification throughout
- Open Plan Concept Living Spaces
- Two Further Reception Rooms
- Luxury Kitchen with Appliances
- Three Double Bedrooms
- Luxury Bathroom plus Luxury Shower Room
- Potential to Create Bedroom Suite in Loft Space
- Stunning Gardens and Terraces
- Double Garage and Parking



### TRUE MASTERPIECE!!

Style and imagination has created this truly stunning home set in a village on the edge of the Chew Valley.

The quality shines throughout with a natural flow from room to room.

A welcoming hallway leads to a spacious sitting room to an inner hall giving access to the study with French doors to the garden. Both rooms have Wood burners, window seats and period features.

To the rear of the property is a breath-taking open plan space with high vaulted ceiling with exposed beams, dual aspect French doors to terraces. A feature fireplace with dog grate fire creates the atmosphere of this amazing area.

The kitchen is high end with a large island and integral appliances and plenty of storage. A boot room with a separate shower room is off the kitchen and allows access to the side of the property, parking area and double garage. Upstairs we have three double bedroom and a large luxury bathroom.

There is a large loft that runs the width of the property and could create a Principle Bedroom Suite.

Outside the gardens are beautiful and ideal for entertaining with many areas of interest.

I can only say one thing SEEING IS BELIEVING so call our friendly team to find out more.





Clapton is a small mining village on the edge of the Chew Valley within the Parish of Ston Easton, surrounded by countryside and farmland. There is a village hall and local amenities in the nearby villages. For those that have school age children there are local primary schools and secondary schooling in nearby Somervale, Norton Hill and Wells Blue.

The village is perfectly placed for commuting to the town of Midsomer Norton and the cities of Bath Bristol and Wells. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World

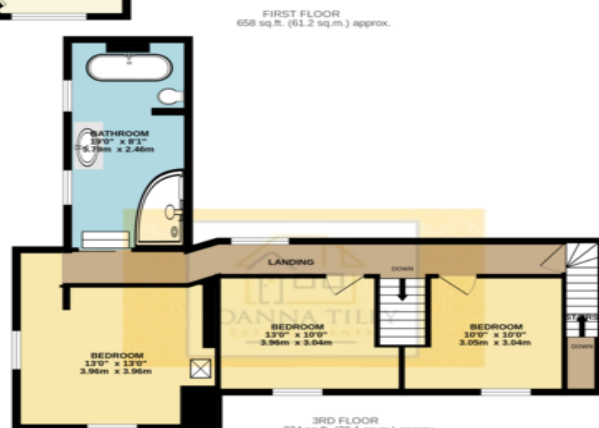
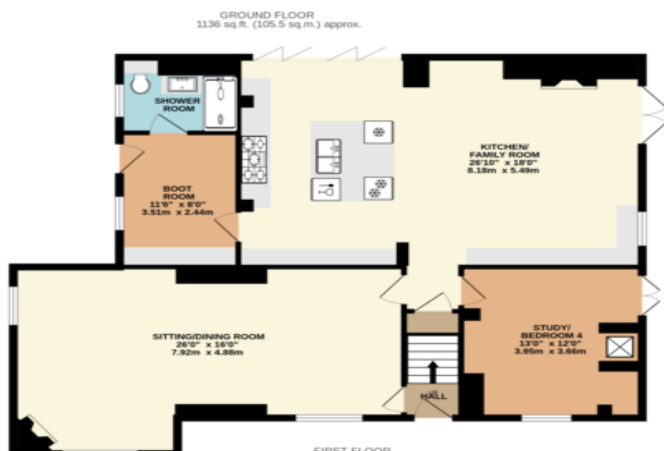












GARAGE/WORKSHOP  
390 sq ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 2508 sq.ft. (233.0 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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## ROOM DIMENSIONS

### Ground Floor

HALL 3'10" x 4'0"

DINING/SITTING ROOM 26'0" x 16'0"

STUDY/BEDROOM 4 12'0" x 13'0"

KITCHEN/FAMILY ROOM 26'10" x 18'0"

BOOT ROOM 8'0" x 11'6"

SHOWER ROOM 8'0" x 6'0"

### First Floor

LANDING 37'0" x 3'0"

BEDROOM 13'0" x 13'0"

BEDROOM 13'0" x 10'0"

BEDROOM 10'0" x 10'0"

BATHROOM 8'1" x 19'0"

### Outside

GARAGE /WORKSHOP 24'0" x 16'0"



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