



120 Station Road, Clutton, Bristol, BS39 5PD

- Dressed Stone Cottage Cira 1600sq.ft
- Period Features
- Country Style Kitchen
- Two Reception Rooms
- Utility Boot Room
- Four Bedrooms with Storage
- Luxury Bathroom
- Pretty Cottage Garden
- Garage and Parking
- Central Village Location



## PROPERTY DESCRIPTION BURSTING WITH CHARACTER AND CHARM!

A beautifully presented cottage in the centre of the village – a short walk to the primary school and village pub - with kerb appeal and a very pretty garden. The property is entered through a porch into the cosy sitting room which has an amazing inglenook fireplace housing a log burner, ceiling beams and latch and brace doors – which are used throughout the home.

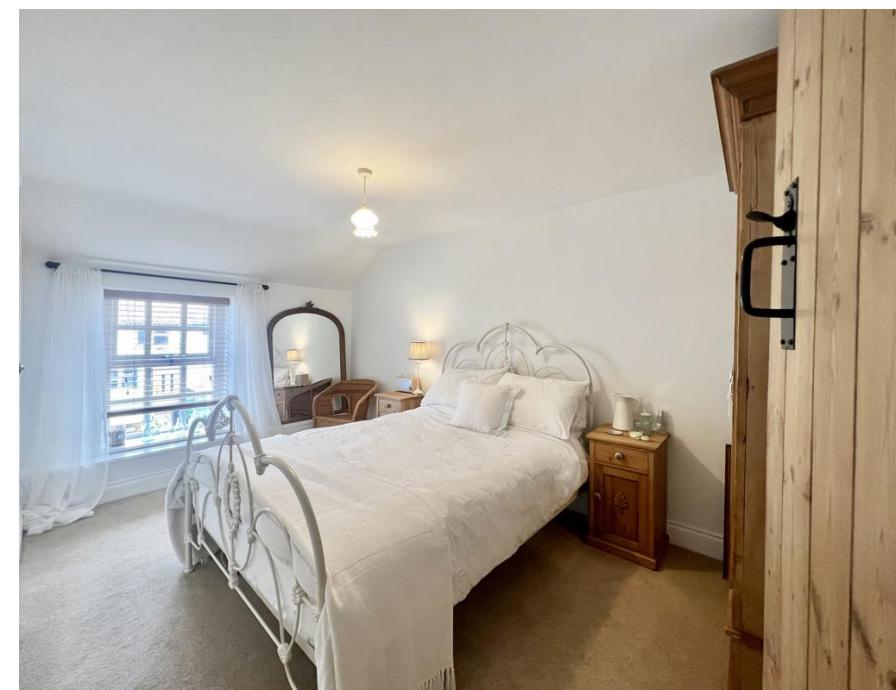
The second reception room has plenty of natural light and is suitable for a variety of uses, be it formal dining room, snug or playroom. The beautifully fitted country style kitchen/breakfast room looks over the rear garden and has access to the very useful utility/boot room – ideal for muddy wellies or dogs after a countryside walk! There is also the ever-useful downstairs loo directly off the utility room.

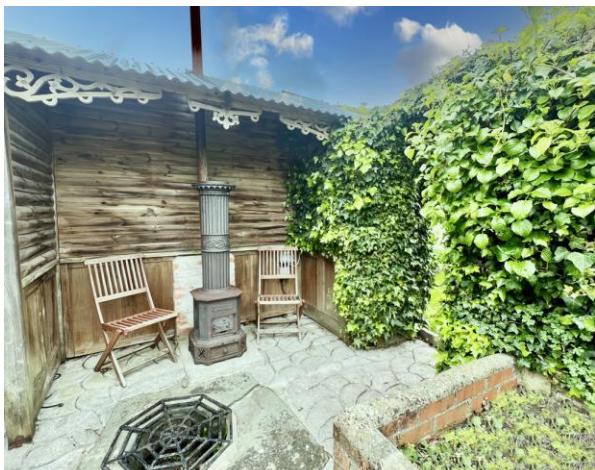
Upstairs there are four bedrooms - all of which are a great size and one which benefits from an ensuite shower room. The family bathroom is beautifully fitted with a luxurious feel, with free standing bath, double shower, high level cistern and his and hers sinks.

Outside the front garden is packed with cottage plants, whilst the rear garden is made up of two areas, one that is enclosed and perfect for relaxing with a refreshing glass of something on warm days and another area which has raised beds – ready for living the good life! There is a garage and parking to the side of the property.

This is a lovely cottage and must be viewed to appreciate the location and amenities on the doorstep.

**Clutton** is one of very few villages which is completely surrounded by beautiful farmland and countryside. The village offers beautiful walks in any direction, with an obsolete railway line now providing leafy wooded walks, and the pretty Greyfield Woods impressing with waterfalls and a carpet of Bluebells late spring. Clutton is a thriving community, with a great Primary School with secondary schooling at nearby Somervale, Norton Hill and Chew Valley schools. The village benefits the popular 'Railway Inn' and 'The Hunter's Rest' pubs, with the additional advantage of the popular Soap Bar Café and gift shop serving excellent coffee and cake. The village is perfectly placed for commuting to both Bristol and Bath with a regular bus service to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.





## ROOM DIMENSIONS

### Ground Floor

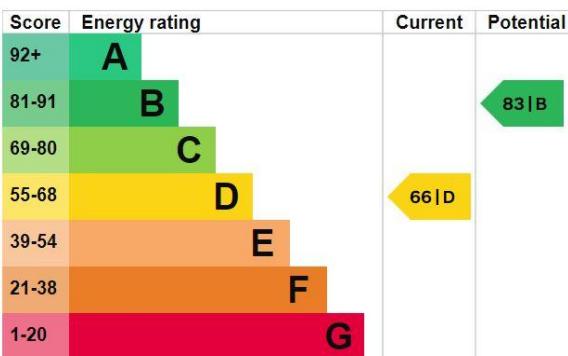
PORCH 4'2" x 3'2"  
 SITTING ROOM 22'6" x 12'9"  
 SNUG 11'7" x 13'9"  
 KITCHEN BREAKFAST ROOM 14'1" x 10'5"  
 UTILITY 8'6" x 9'3"  
 DOWNSTAIRS LOO 2'6" x 6'3"

### First Floor

BEDROOM 8'5" x 13'8"  
 ENSUITE 2'7" x 8'0"  
 LANDING 26'9" x 2'7"  
 BEDROOM 14'5" x 11'6"  
 BEDROOM 10'0" x 10'0"  
 BEDROOM 10'2" x 10'0"  
 BATHROOM 11'5" x 9'1"

### Outside

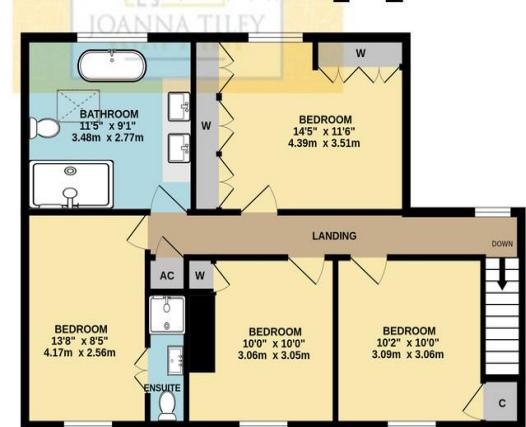
GARAGE 10'7" x 19'8"



GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 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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