



123 Station Road, Clutton, Bristol, BS39 5PD



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- Charming Cottage
- Village Location
- Traditional touches that add character
- Country-Style Kitchen with Pantry Space
- Inviting Sitting Room with Feature Fireplace
- Three Bedrooms
- Contemporary Bathroom Suite
- Low-Maintenance Rear Garden
- Two Allocated Off-Road Parking Spaces
- Beautiful Walks on Your Doorstep



### PRETTY COTTAGE IN THE HEART OF THE VILLAGE!

Perfectly positioned just a short stroll from the village pub and surrounded by stunning countryside walks, this charming cottage offers a wonderful blend of character and practicality. Step through the front garden into a welcoming vestibule and cosy sitting room, complete with a beautiful stone fireplace. This leads up to the country-style kitchen, offering plenty of storage and space to dine. To the rear, a handy utility/boot room provides direct access to the garden.

Upstairs, there are two double bedrooms and a single room, all served by a modern bathroom.

The low-maintenance rear garden features glass balustrades, a lawn, and a large storage shed-perfect for relaxed outdoor living. The property also benefits from two private parking spaces.

This lovely cottage has so much to offer-we'd love to show you around! Contact us today to arrange a viewing.

Clutton is one of the only villages completely surrounded by beautiful farmland and countryside - it has beautiful walks and the very pretty Greyfield Woods. Clutton is a thriving community, with a great Primary School ([www.cluttonschool.com](http://www.cluttonschool.com)) with secondary schooling at nearby Somervale, Norton Hill and Chew Valley schools. The village has several pubs including the very popular Railway Inn and the Hunter's Rest.

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 4'1" x 4'9"

SITTING ROOM 19'3" x 11'9"

KITCHEN/DINING ROOM 13'3" x 10'8"

BOOT ROOM 3'6" x 9'2"

### First Floor

LANDING 4'3" x 8'2"

BEDROOM 9'4" x 12'7"

BEDROOM 8'5" x 10'1"

BEDROOM 8'3" x 9'1"

SHOWER ROOM 5'1" x 6'4"

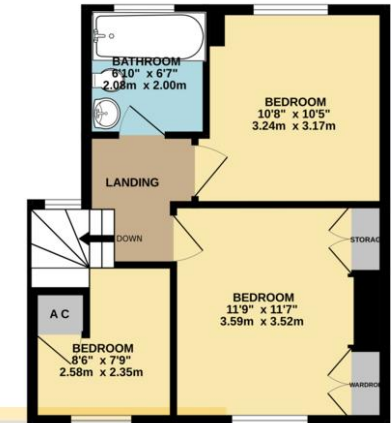
### Outside

GARDEN SHED 6'0" X 12'0"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR: 393 sq.ft. (36.5 sq.m.) approx.  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.5 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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Joanna Tile Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com