



1 Burchill Close, Clutton, Bristol, BS39 5PR

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- Detached Family Home
- Stylish and Well-Presented
- Kitchen/diner
- Sitting Room with Bay Window
- Conservatory
- Bedroom Room with Ensuite
- Two Further bedrooms
- Family Bathroom
- Garden and Patio Area with Mature Borders
- Single Garage and Off-Street Parking
- Country Walks on your Doorstep



FAMILY HOME IN A POPULAR VILLAGE SETTING!

If you're looking for your next move in a thriving village, this could be just the one!

A stylish home with a cosy, Instagram-worthy finish, the home welcomes you with a chic hallway leading into a light-filled sitting room with a lovely bay window overlooking the front garden.

To the rear, the modern kitchen is thoughtfully designed with integrated appliances, a pantry cupboard, breakfast bar, and space for dining. French doors open into a versatile conservatory, currently used as a boot room – perfect for returning from countryside walks. A convenient downstairs WC completes the ground floor.

Upstairs is a principal bedroom with ensuite shower room, plus two additional bedrooms and a stylish family bathroom.

To the front is a single garage and parking while the pretty gardens lead you to the front door.

The garden to the rear of the property has mature planted borders and a patio area ideal for alfresco dining with family and friends or your morning coffee.

We are looking for the next family to enjoy this little gem – so give us a call to arrange your viewing.

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:

HALLWAY 2'10" x 17'7"

SITTING ROOM 14'7" x 15'2"

KITCHEN 9'4" x 8'8"

DINING ROOM 8'8" x 8'8"

CONSERVATORY 7'7" x 8'9"

W/C 2'8" x 5'5"

First Floor:

BEDROOM 12'9" x 8'6"

ENSUITE 5'5" x 4'10"

BEDROOM 9'5" x 7'1"

BEDROOM 8'2" x 6'10"

BATHROOM 7'1" x 5'8"

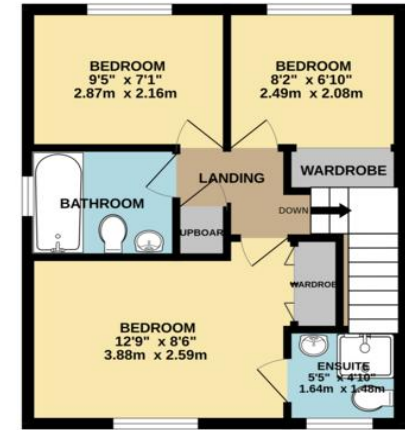
Outside

GARAGE 8'6" x 17'10"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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