



3 Moorsfield, Clutton, Bristol, BS39 5SR

- Family Home in Village Location
- Stylish Kitchen/Breakfast Room
- Two Spacious Reception Rooms
- Utility Room and Loo
- Three Bedrooms
- Stylish Family Bathroom
- Garden with Patio and Seating Area
- Driveway With Parking for Several Cars
- Country Walks on Your Doorstep
- No Forward Chain



PROPERTY DESCRIPTION TURNKEY FAMILY HOME!

A stylish and flexible family home, featuring a shaker-style kitchen/breakfast room with utility area, a bright sitting room, and a dining room with skylights and French doors opening to the garden. Upstairs offers two double bedrooms, a single, and a sleek family bathroom with roll-top bath. Outside, enjoy a low-maintenance garden with flower borders, a gravelled driveway, and country walks on your doorstep. Perfect for families seeking village charm with modern comfort.

Get in touch with our friendly team today 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, nursery with school wrap around care and 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 5'10" x 3'8"

HALL 5'4" x 2'10"

KITCHEN/BREAKFAST ROOM

8'10" x 16'7"

SITTING ROOM 9'11" x 16'7"

DINING ROOM 14'2" x 8'5"

UTILITY ROOM 5'6" x 8'5"

LOO 2'7" x 3'9"

First Floor

LANDING 12'11" x 13'5"

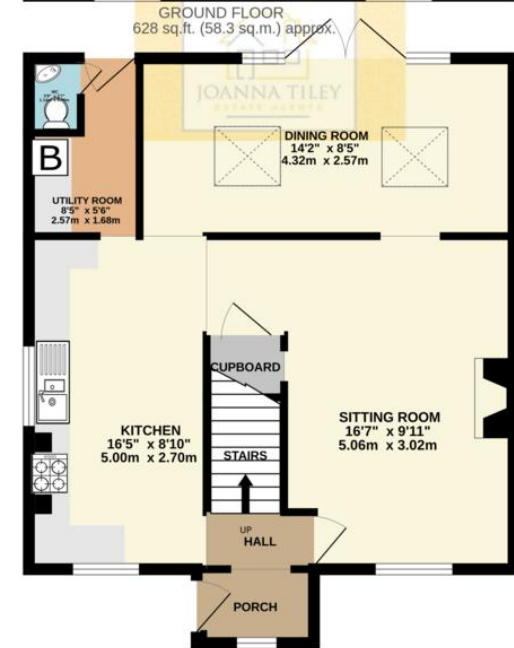
BEDROOM 8'11" x 13'7"

BEDROOM 9'9" x 8'8"

BEDROOM 8'11" x 7'8"

BATHROOM 8'2" x 8'5"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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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