



80  
Parsons  
House

# Moreton House

## Station Road, Clutton

Moreton House is a five bedroom detached family home set in an elevated position in the heart of the popular village of Clutton.

The property has a sizeable driveway with ample parking, a garage and two large rear gardens.

### Ground Floor

- ◆ Entrance Hall ◆ Living Room
- ◆ Study/Bedroom Five ◆ Conservatory
- ◆ Kitchen/Diner ◆ Utility Room ◆ WC

### First Floor

- ◆ Master Bedroom With En Suite ◆ Bathroom
- ◆ Four Bedrooms

### Outside

- ◆ Driveway and parking area ◆ Garage
- ◆ Large gardens ◆ Patio





## Description

This modern five bedroom, detached family home offers versatile living space laid out over two floors. Upon entry to the property you are immediately greeted with the feeling of space in the light hallway. Leading on from here is a dual aspect living room with fireplace and patio doors leading on to the rear garden. A contemporary Kitchen/Diner can also be found on the ground floor alongside a sunny conservatory, currently being used as a dining room. The Kitchen also benefits from a separate utility. There is also a cloakroom off the hall and a study/bedroom five completes downstairs. The generous living accommodation continues upstairs with four good size bedrooms, master with en-suite and a family bathroom.

## Outside

The property benefits from a large driveway with parking for multiple cars to the front as well as an attached garage with electric door. There are steps leading up to the front door from the drive with a pretty bedding area laid with low maintenance shrubbery and a gravelled area to the far left. The gardens at the back are a must see with a large patio area for alfresco dining and a sizeable lawn enclosed by a private fence and hedging. A path leads to a stone built shed and pretty pergola behind. From here a further gate leads to the 'secret garden' where an even bigger lawn can be found with its own wooden workshop.



## Situation

Moreton House is situated in the village of Clutton, renowned for its outstanding natural beauty. The village itself offers a host of social amenities including a public house and a social club. Clutton is home to the beautiful parish church of St Augustine which was originally built in the thirteenth century. You will find most of your sports clubs in the neighbouring villages of Temple Cloud and High Littleton including Football and Cricket. Along the A37 you will have easy access to convenience stores and fuel stations. Clutton is a fantastic situation for commuters with Bristol just 10 miles north and the heritage city of Bath 11 miles east. Situated just 13 miles south east of Clutton is the picturesque city of Wells which is known as the smallest city in England. Spoil for choice for primary schools, you have Clutton Primary, Bishop Sutton and Cameley, for secondary level schools you have Chew Valley and Norton Hill which are highly recommended. The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. A visit to Salt and Malt at Chew Valley Lake is highly recommended. The nearby Mendip hills, well known for their limestone features, provide a wide range of informal leisure opportunities.

## General Information

◆ Directions - Heading from Bristol south along the A37 turn left into Station Road towards Clutton and proceed into the village for about half a mile. Moreton House is immediately after the school on the left hand side.

◆ Tenure - Freehold

◆ Services - Mains gas, electricity, water and drainage.

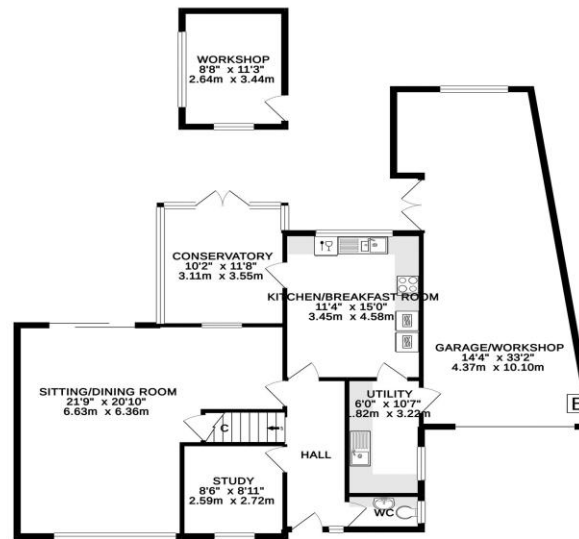
◆ Local Authority - Bath and North East Somerset.  
Council Tax Band E

◆ Postcode - BS39 5RA

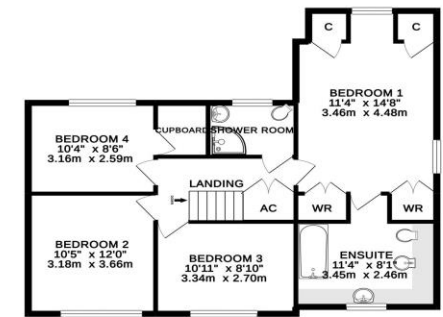
◆ Energy Performance Certificate - EPC rating D

◆ Viewings - Strictly by appointment with the vendor's agents Killens 01225 477777.

GROUND FLOOR 1396 sq. ft.  
(129.7 sq. m.)



1ST FLOOR 788 sq. ft.  
(73.3 sq. m.)



TOTAL FLOOR AREA: 2185 sq. ft. (203.0 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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