



CLOVER HILL WAY
BARROW GURNEY
BRISTOL

34 CLOVER HILL WAY, BARROW GURNEY, BRISTOL, BS48 3EB

A BEAUTIFULLY PRESENTED, DETACHED FOUR BEDROOM FAMILY HOME THAT OCCUPIES AN ENVIABLE PLOT ON THE HIGHLY DESIRABLE WOODLANDS DEVELOPMENT, ENJOYING EXTENSIVE OPEN VIEWS TO THE FRONT ACROSS THE RESERVOIRS AND COUNTRYSIDE TOWARDS THE WOODLAND BEYOND. BENEFITTING FROM OFF STREET PARKING FOR SIX CARS, AND LARGE TWIN GARAGES AS WELL AS A WALLED SOUTH FACING GARDEN. INTERNALLY, THE PROPERTY HAS BEEN REDECORATED THROUGHOUT USING THE FARROW AND BALL COLOUR CONSULTANCY.

SUMMARY OF ACCOMMODATION

Only one year old, this detached family home was built by Bovis Homes, and as such benefits from the remainder of a 10 year NHBC Buildmark warranty.

The “Maple” is the largest best four bed design, boasting ensembles to both the master bedroom and bedroom two, as well as a separate family bathroom, cloakroom and utility.

The kitchen/living/dining room is well appointed and flows well, offering access to both the driveway, and via patio doors to the South facing garden over the newly laid patio. The sitting room enjoys the far reaching views to the front aspect through it’s bay window, as does the separate study.

The walled South facing garden to the rear of the property has been improved by the current owners with a newly laid large patio, as well as planting.

The detached twin garage is large and affords workshop space at the far end, with excellent storage. The twin electronic garage doors are accessed via the wide driveway allowing off street parking for up to six cars.

Other ways that the current owners have improved this great family home is by introducing a comprehensive security system including CCTV and a water softener and purifier.

USEFUL INFORMATION

VIEWING: Strictly by prior appointment with Hydes of Bristol.

TENURE: We are advised the property is Freehold and Free.

SERVICES: Mains gas, electricity, water and drainage.

LOCAL AUTHORITY: North Somerset County Council

COUNCIL TAX BAND: F - £3,315 for 2025/2026.

BROADBAND: Ultrafast Broadband is available with download speed up to 1800 Mbps (source Ofcom).

MOBILE PHONE COVERAGE: “OFCOM” - Data and voice “Likely” available outside for 02, EE, Three and Vodafone (Source - Ofcom)

LOCATION

The woodlands is a new development consisting of 66 three, four and five bed family homes, set within woodlands that have been preserved to deliver a forest paradise which is in touch with nature.

Barrow Gurney is a popular village on the outskirts of Bristol offering excellent transport routes into the city. There are two local pubs, and the amenities of Long Ashton are also within easy reach. A key asset is the proximity to the Ashton Court Estate with 850 acres of parkland that includes deer enclosures, a golf course, mountain bike trails, bridleways and the Manor house itself.

Bristol itself has a popular cultural and music scene, catering for all tastes and genres. There is a rich history which can be seen throughout the city, in particular Brunel’s Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave”.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		

Cloverhill Way, Barrow Gurney, Bristol, BS48 3EB

Approx. Gross Internal Area

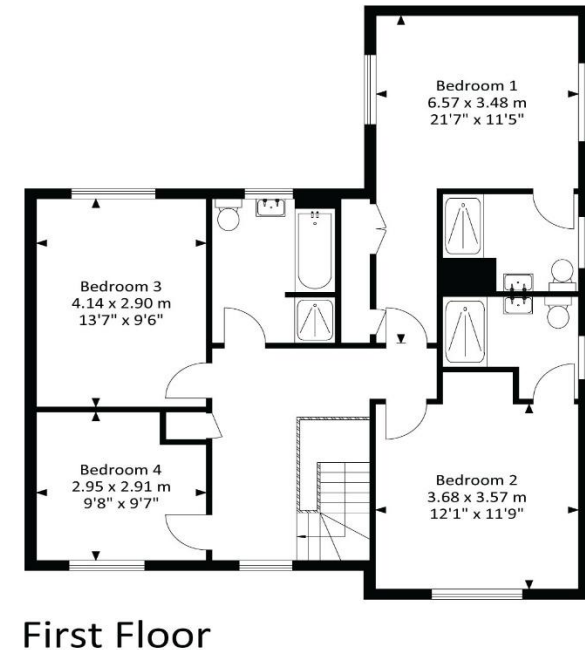
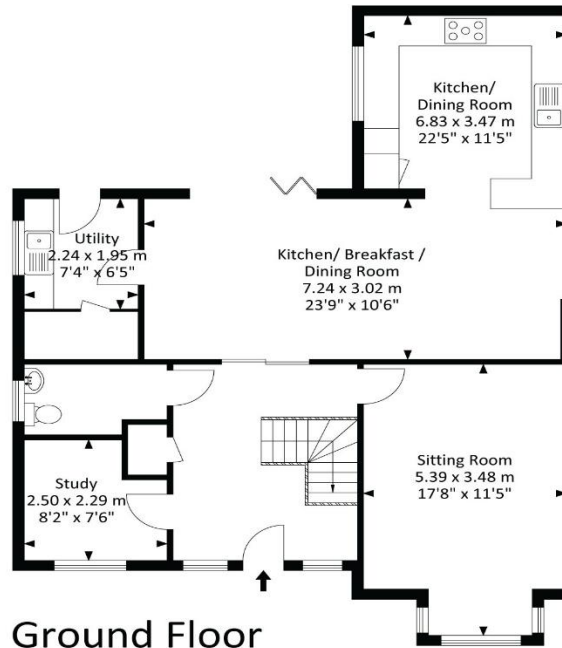
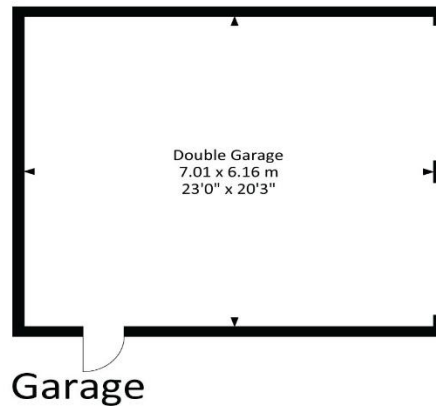
1783 Sq.Ft - 165.6 Sq.M

Garage Area

467 Sq.Ft - 43.3 Sq.M

Total Area

2250 Sq.Ft - 208.9 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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