2 Withymead Claverham BS49 4PS | **£425,000**

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RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
1194.40 sq ft

Bedrooms
3

Reception Rooms
3

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
C

Council Tax Band
D

Construction
Traditional

Tenure
Freehold

Beautiful family home, offering three double bedrooms, and situated in a private close, on the rural fringes of Claverham village. 2 Withymead was constructed in 2007 and occupies a coveted position within the exclusive Withymead development, a select enclave of just ten homes. This exceptional semi-detached residence combines contemporary style with wonderfully versatile family accommodation, presented to exacting standards throughout. Upon entry, the property immediately impresses with its light-filled interiors and thoughtful layout, designed to complement modern family life. An inviting entrance hall, finished with attractive bamboo flooring, creates an elegant first impression and leads to a series of beautifully proportioned reception spaces. The dual-aspect sitting room is bathed in natural light throughout the day, creating a wonderfully welcoming environment in which to relax and unwind, whilst a separate study offers excellent flexibility and could equally serve as a delightful playroom for younger children. Undoubtedly the heart of the home is the superb recently fitted kitchen/dining room, a stylish and sociable space where family and friends can gather with ease. Finished to a high specification and complemented by bamboo flooring, the kitchen enjoys a pleasant outlook across the rear garden and towards the countryside beyond. A cloakroom completes the ground floor accommodation. To the first floor, three generous double bedrooms provide remarkably well-balanced accommodation. The principal bedroom enjoys the luxury of a private en-suite shower room, while the second bedroom benefits from an extensive range of built-in wardrobes. A beautifully appointed family bathroom serves the remaining bedrooms, completing a home that effortlessly combines comfort, practicality and timeless appeal.

A true highlight of the property is the beautifully landscaped rear garden, a wonderfully private and inviting outdoor sanctuary that has been thoughtfully designed to complement the home. The generous paved sun terrace extends across the rear elevation, creating an exceptional space for outdoor entertaining, dining beneath the open sky and enjoying the peaceful surroundings throughout the seasons. The garden is laid principally to lawn, creating an attractive expanse of green space, framed by beautifully stocked raised borders brimming with a rich variety of mature shrubs, ornamental trees and flowering plants. The carefully considered planting scheme provides texture, colour and year-round interest, lending the garden a peaceful and established feel. Mature hedging to the boundaries enhances both privacy and seclusion, creating a delightful backdrop and a sense of tranquillity. Beyond the lawn, a charming seating area provides an idyllic spot to enjoy a morning coffee, unwind with a good book or simply appreciate the beauty of the surrounding planting and greenery. A secure gated side access leads conveniently to the block-paved driveway, which provides off-road parking for two vehicles, whilst a personnel door offers direct access to the garage from the garden. To the front of the property, a thoughtfully planted garden bed softens the approach to the home and features an attractive selection of shrubs and bushes arranged around a striking specimen tree, creating an appealing first impression. Beautifully maintained throughout, the gardens provide a wonderful balance of practicality and visual appeal, serving as a natural extension of the living accommodation and offering an enviable outdoor setting for relaxation and entertaining alike.

Withymead is a small modern development of just ten houses on the rural fringe of Claverham. Claverham is a sought-after village offering a wonderful blend of countryside living and commuter convenience. Surrounded by scenic walks and open spaces, yet within easy reach of Bristol, Weston-super-Mare, and Clevedon, the location is ideal for those seeking a quieter pace of life without sacrificing connectivity. Excellent transport links include nearby railway stations at Yatton and Backwell, access to the M5, and Bristol International Airport, just a short drive away.

















Immaculate three bedroom family home on the rural fringes of Claverham





HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







About this property

TENURE
Freehold

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired central heating

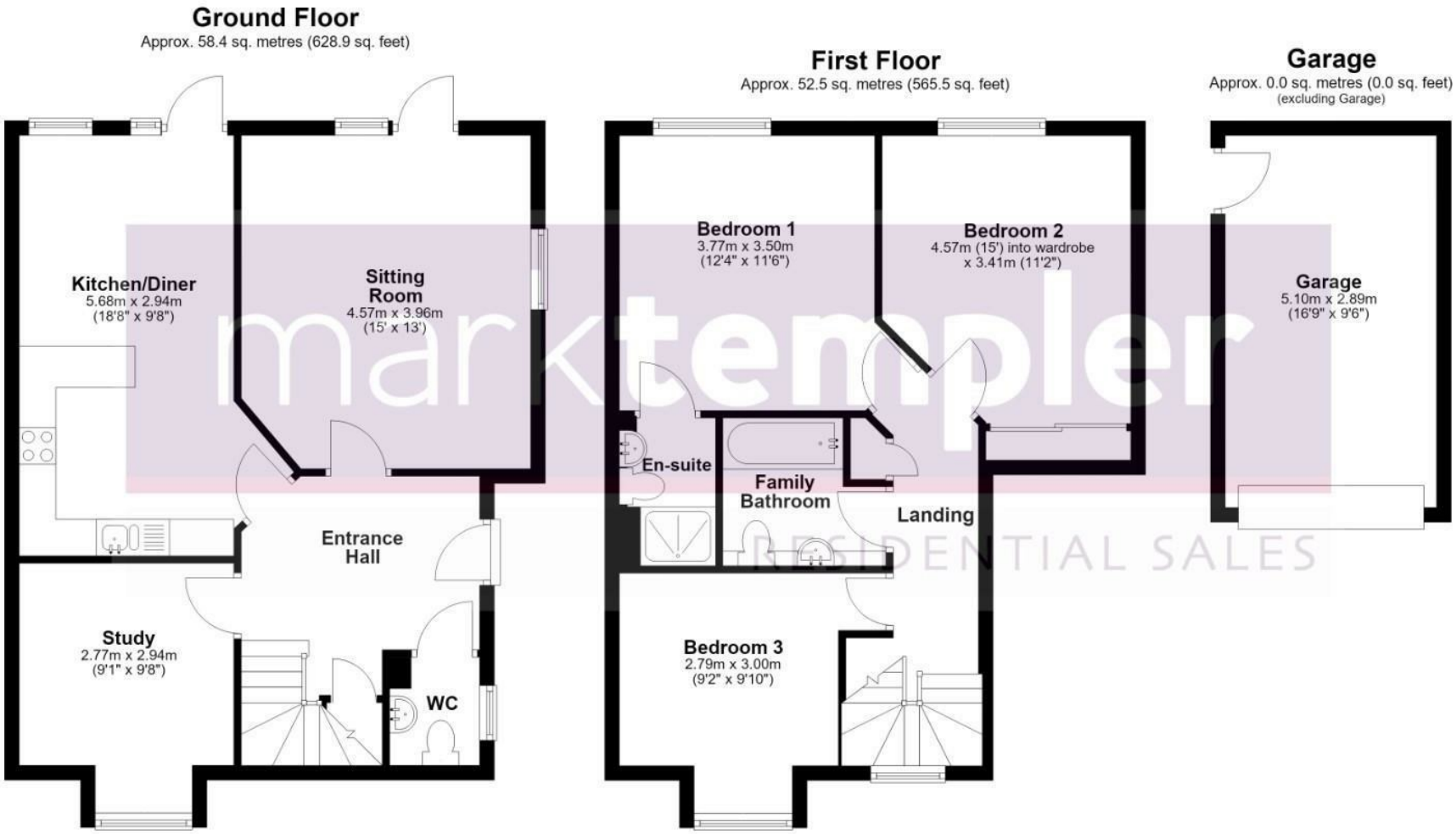
BROADBAND
Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps. We advise all interested parties to also make their own enquiries via checker.ofcom.org.uk.

PLANNING PERMISSION
There are pending and approved planning permissions within the local area, we advise you to make your own enquiries at planning.n-somerset.gov.uk/online-applications/ or map.n-somerset.gov.uk/dande.html. ID: 26/P/1613/OUT

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirft's data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and Historic England.

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Total area: approx. 111.0 sq. metres (1194.4 sq. feet)

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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given. Plan produced using PlanUp.

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