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BADGERS DEN, WOOD LANE  
CLAPTON IN GORDANO  
BS20 7RQ



## BADGERS DEN, WOOD LANE

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- Charming detached cottage in the sought-after village of Clapton-in-Gordano
- Two generous double bedrooms and a spacious family bathroom
- Detached garage providing secure parking and excellent storage
- Beautiful cottage style gardens and grounds
- Versatile accommodation extending to approximately 1,474 sq ft
- Two reception rooms, conservatory and useful home office
- Stables & Paddock adjacent the property
- Period features with character and charm

Behind its traditional exterior lies approximately 1,474 sq. ft. of versatile accommodation, displaying a wealth of period features and a wonderfully welcoming atmosphere. The heart of the home is the impressive living room, where a handsome flagstone floor and substantial inglenook fireplace immediately establish the cottage's historic character. Set within the inglenook is a multi-fuel stove, which provides an inviting focal point while also supplying the property's heating and hot water. The ground floor continues with a separate dining room, ideal for family meals and entertaining, together with a useful home office providing a peaceful space for working or reading. The generously sized kitchen offers excellent everyday practicality and opens into a light-filled conservatory overlooking the gardens. A convenient cloakroom completes the ground-floor accommodation. Upstairs, the cottage provides two well-proportioned bedrooms and a spacious family bathroom. The arrangement retains the intimacy and character expected of a historic cottage while offering comfortable accommodation suited to modern life.

### OUTSIDE

Outside, the gardens form an integral part of the property's appeal. Arranged in a traditional cottage style, they feature established planting, productive vegetable plots and a variety of useful outbuildings. A generous area of lawn is enhanced by a graceful weeping willow, creating an especially attractive garden scene and natural focal point. Several charming seating areas are positioned throughout the grounds, offering lovely places to relax, dine outdoors or simply enjoy the peaceful surroundings. Vehicular access is gained through a traditional five-bar gate, which leads to the large garage positioned conveniently beside the house. This provides valuable parking, workshop or storage space while remaining readily accessible from the cottage.

### STABLES & PADDOCK

The paddock and stable block lie directly opposite the property, just across the lane. Their position provides a pleasant rural view from the cottage while allowing the facilities to remain conveniently close at hand. The stable building incorporates a generous stable area and hay barn/tack room creating an appealing equestrian arrangement particularly well suited to keeping a Shetland. The surrounding countryside offers numerous opportunities to ride out and explore the local area on horseback, making this a wonderful proposition for anyone seeking a manageable equestrian lifestyle without compromising the charm and comfort of a character home.

### LOCATION

Clapton-in-Gordano is a charming and historic North Somerset village set amid the beautiful

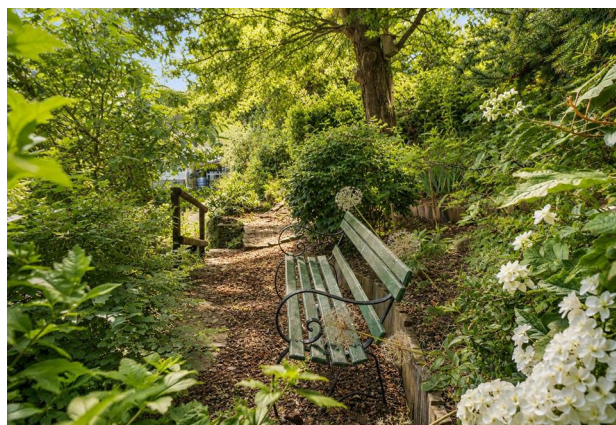






countryside of the Gordano Valley. Characterised by winding country lanes, period cottages, traditional farmsteads and open rural views, it offers a wonderfully peaceful setting with a strong sense of village identity. At the heart of the village is the historic Black Horse Inn, affectionately known locally as "The Kicker". Dating from the 14th century and regarded as one of the South West's most unspoilt traditional inns, it retains a wealth of old-world character and provides a welcoming meeting place serving real ales, local ciders and traditional food. The surrounding countryside offers an extensive network of footpaths and opportunities for walking, cycling and horse riding. Nearby Clapton Moor Nature Reserve is an important wetland habitat, known for its wildfowl, breeding waders and dragonflies, while the wider Gordano Valley provides scenic routes through meadows, woodland and gently rolling countryside.

Despite its rural atmosphere, the village is conveniently placed for the coastal towns of Portishead and Clevedon. Portishead provides an excellent range of shops, supermarkets, cafés, restaurants, schools and leisure facilities, together with its popular marina and waterfront. Clevedon offers further amenities and an attractive Victorian seafront. Clapton-in-Gordano is also well positioned for commuters, with Junction 19 of the M5 close at hand, providing convenient access to Bristol, the wider motorway network and surrounding commercial centres. This combination of country living, village character, accessibility and proximity to the coast makes it one of North Somerset's most appealing rural locations.





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## FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO  
BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE  
1474.00 SQ FT

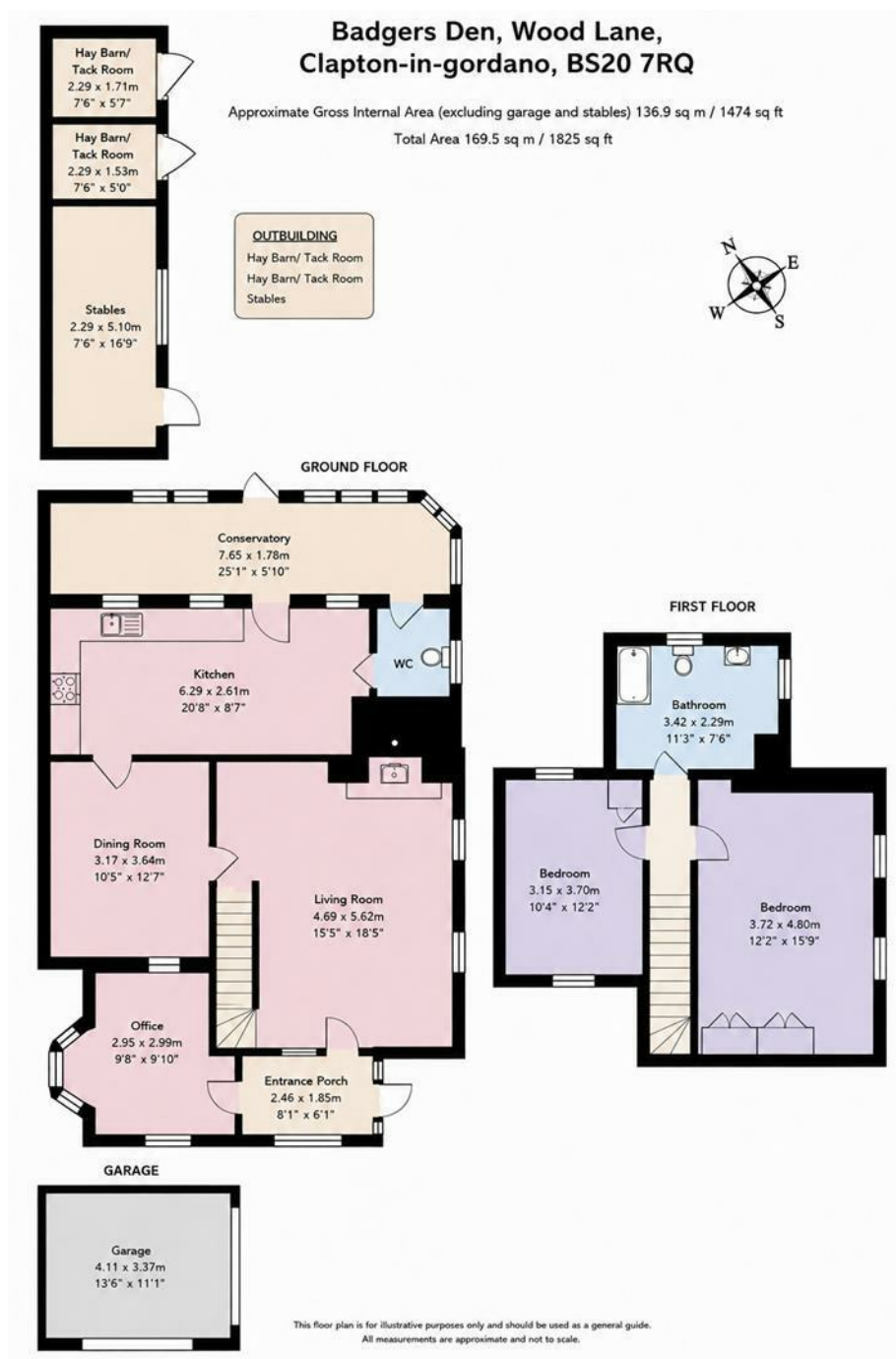
COUNCIL TAX BAND : E

RECEPTION ROOM : 3

BEDROOMS: 2

BATHROOMS : 1

FREEHOLD





## HENLEAZE

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